Lexham Gardens London W8

£950 Per Week - Available Now

HAMPTONS INTERNATIONAL

Beyond your expectations

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A spacious two bedroom two bathroom apartment set in the well maintained white stucco fronted building in Kensington. Benefiting from its own entrance and large private patio garden. Offered furnished or unfurnished.

2 Bedrooms | 2 Bathrooms | Patio Garden | Furnished/Unfurnished.

Garden

Exterior

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. A spacious two bedroom two bathroom apartment set in the well maintained white stucco fronted building in Kensington. The apartment is entered through its own front door and comprises large reception room with space for dining and access out to a lovely large private patio garden. There are two double bedrooms (one en suite) and family bathroom. Set over 1071 sq ft and offered furnished or unfurnished.

Situation

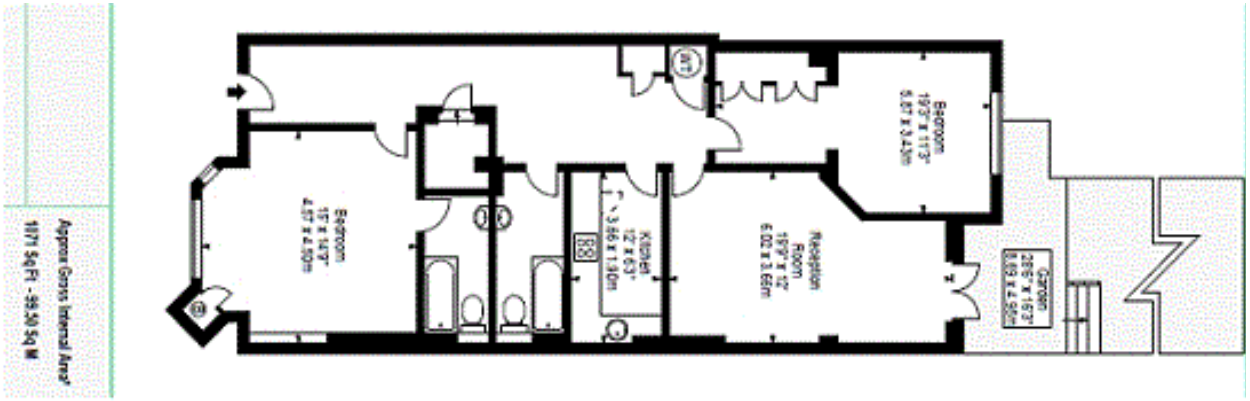
Lexham Gardens is a quiet street located close the transport links at Earls Court (Piccadilly and District Lines) and Gloucester Road (Piccadilly, Circle and District lines). It is close to Kensington High Street with its many shops and restaurants and is ideally located for access to the M4 and Heathrow.

Furnishing

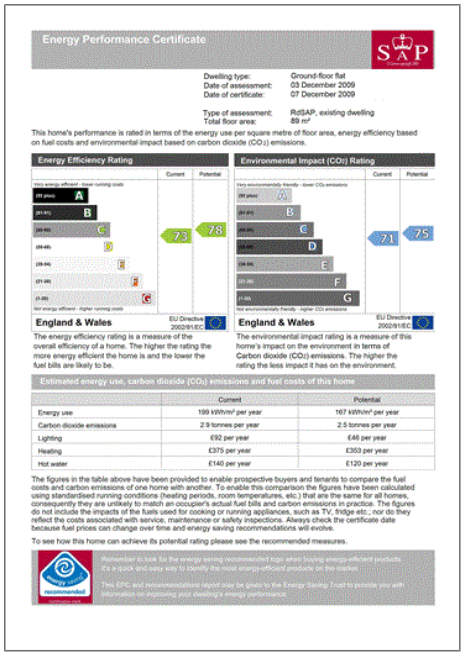
Furnished

Hamptons Kensington Lettings
8 Hornton Street, Kensington
London W8 4NW
Tel: 020 7937 9372 - KensingtonLettings@hamptons-int.com
www.hamptons.co.uk

Floorplan



Energy Performance Certificate (EPC)



Energy Performance Certificate

Dwelling type: Ground-floor flat
Date of assessment: 03 December 2009
Date of certificate: 07 December 2009

Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
	73	78

Environmental Impact (CO_2) Rating

	Current	Potential
	71	75

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	199 kWh/m² per year	167 kWh/m² per year
Carbon dioxide emissions	2.9 tonnes per year	2.5 tonnes per year
Lighting	£92 per year	£46 per year
Heating	£375 per year	£353 per year
Hot water	£140 per year	£120 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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