



Lexham Gardens

Kensington London

- 3 Bedrooms
- 3 Bathrooms
- Double Glazing
- Great Central Location
- Lift
- Wooden Flooring

Price £895 pw

30 Seymour Place London W1H 7NP

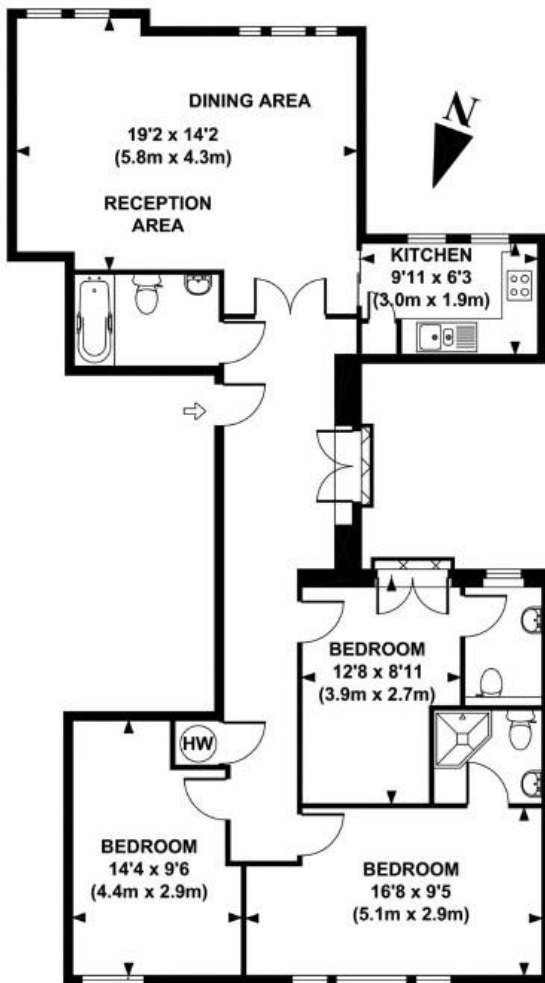
Tel: 020 7402 4455 | Fax: 020 7402 4466 | Email: info@homefullstop.com

www.homefullstop.com



Home Fullstop are proud to present this fantastic 3 bedrooms, 3 bathrooms flat to rent on the 4th floor of this very well maintained white stucco building in the heart of Kensington. The flat comprises of three bedrooms, three bathrooms (two en-suite), a very modern and nice kitchen and a spacious reception. Located within a short walk to shops, bars, restaurants and cafe`s on Kensington High Street as well as the train station and 24 hour bus services to the West End.

Pets are accepted at this property at the landlords discretion. Kensington, has been one of London`s finest residential areas for many years, and has attracted Royalty, exclusive shops and restaurants. Its commercial heart is Kensington High Street. This affluent and densely populated area contains the major museum district of South Kensington, which has the Hall for music and nearby Royal College of Music. The fine architecture and a vibrant atmosphere Kensington has to offer makes it a great place to visit, live or work in. The transport tube links are High Street Kensington and South Kensington.



FOURTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1004 SQ FT / 93 SQ M

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Energy Performance Certificate

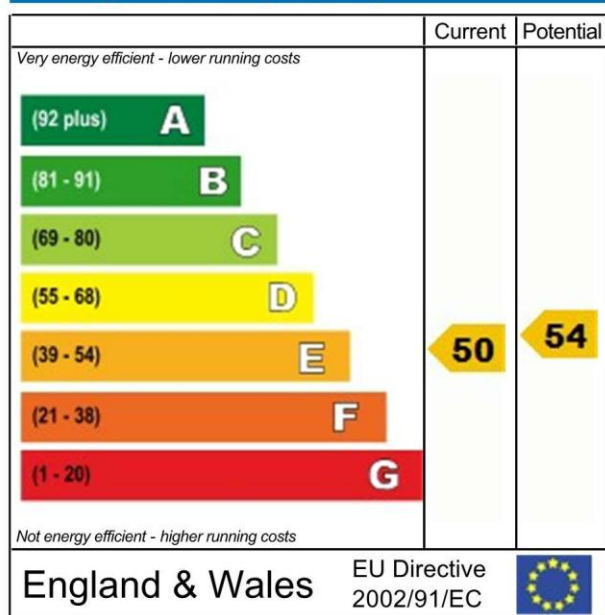


Flat 9
101 Lexham Gardens
LONDON
W8 6JN

Dwelling type: Mid-floor flat
Date of assessment: 28 September 2011
Date of certificate: 28 September 2011
Reference number: 8707-4986-4329-1126-0193
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

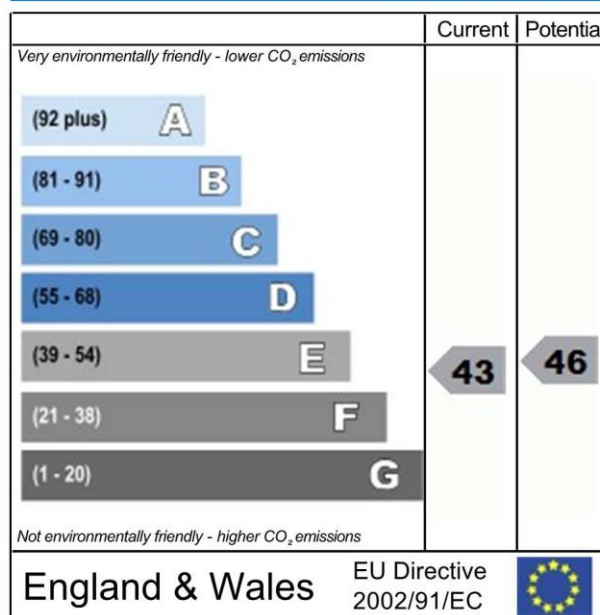
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	368 kWh/m ² per year	347 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	6.0 tonnes per year
Lighting	£91 per year	£50 per year
Heating	£941 per year	£905 per year
Hot water	£148 per year	£148 per year

You could save up to £76 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 temperature, 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.



Remember to look for the Energy Saving Trust 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.