



## Lexham Gardens

Kensington London

- 2 Bedrooms
- 2 Bathrooms
- Gardens
- Wooden Flooring
- Master Bedroom with Ensuite Bathroom
- Immaculate Presentation

Price £825 pw

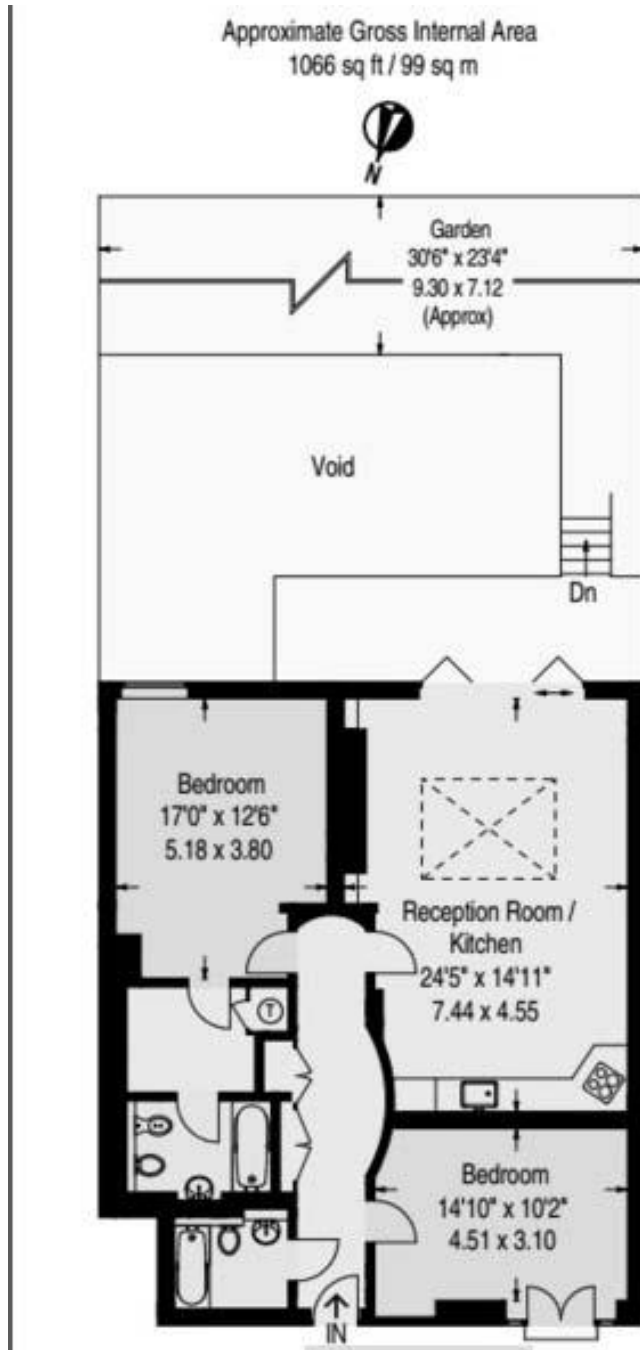
30 Seymour Place London W1H 7NP

Tel: 020 7402 4455 | Fax: 020 7402 4466 | Email: [info@homefullstop.com](mailto:info@homefullstop.com)

[www.homefullstop.com](http://www.homefullstop.com)



Home Fullstop are delighted to present this immaculate rised ground floor garden flat located in one of the most prestigious areas in London. The property comprises of 2 large double bedrooms, 2 bathrooms, large reception with open plan kitchen and a very large private garden. The flat is done into a high standard with wooden floors and plenty of natural light. Benefits from a sky roof in the reception, Close to transport links and all the famous coffee shops in Kensington.



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# Energy Performance Certificate



Flat 2  
101, Lexham Gardens  
LONDON  
W8 6JN

Dwelling type: Mid floor flat  
Date of assessment: 17 October 2008  
Date of certificate: 18 October 2008  
Reference number: 9338-0912-6200-5828-8030  
Total floor area: 101 m<sup>2</sup>

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<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>	<b>30</b>	<b>33</b>
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>47</b>	<b>50</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	388 kWh/m <sup>2</sup> per year	366 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.9 tonnes per year	5.6 tonnes per year
Lighting	£101 per year	£50 per year
Heating	£1052 per year	£1017 per year
Hot water	£138 per year	£138 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)