



Lexham Gardens, W8

£545 per week Fees Apply

A bright and spacious top floor flat that has been recently refurbished and presented to an excellent standard. Featuring two large bedrooms, both with built-in storage and one en-suite, separate contemporary kitchen, wood floors, and lots of natural light and fantastic views from the east and west aspect. Perfect for professionals sharing or a couple.

1 Reception Room | 2 Bedrooms | 2 Bathrooms
Furnished

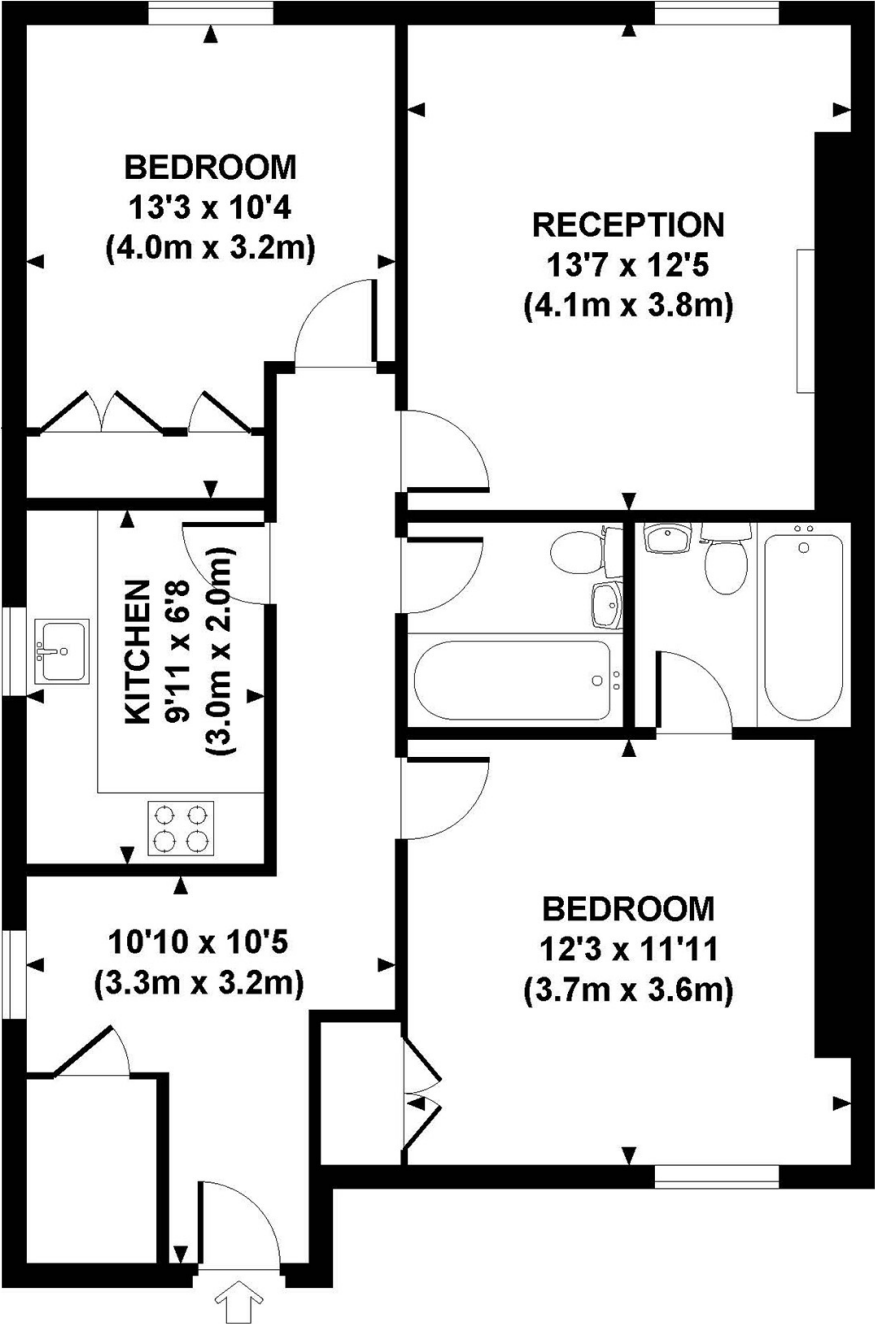
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LEXHAM GARDENS, W8

Approx. gross internal area
790 Sq Ft. / 73.4 Sq M.



THIRD FLOOR



All measurements are approximate and for illustration purposes
only as defined by the RICS Code of Measuring Practice © 2012
Dowling Jones Design www.dowlingjones.com 020 7610 9933

Energy Performance Certificate

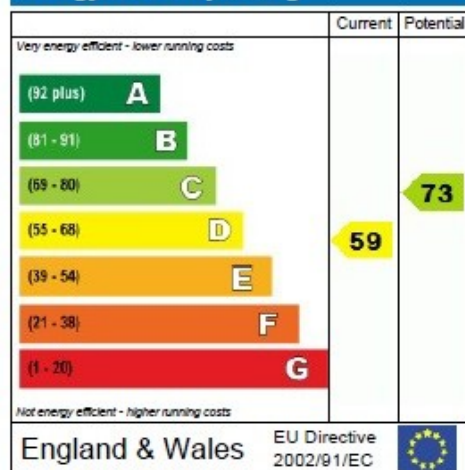


Flat
Mulwarrie House
Lexham Gardens
LONDON
W8 6JE

Dwelling type: Top floor flat
Date of assessment: 29-Jul-2010
Date of certificate: 29-Jul-2010
Reference number: 8660-6223-7940-0881-9926
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

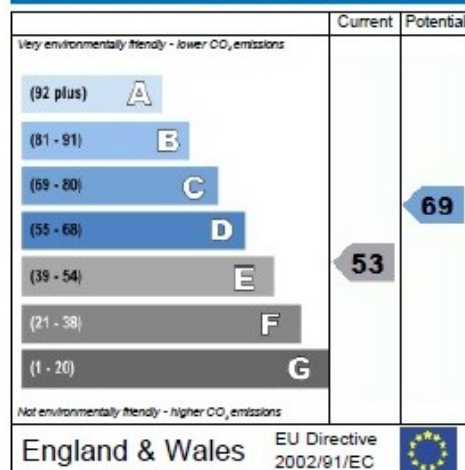
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	344 kWh/m ² per year	228 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	2.7 tonnes per year
Lighting	£77 per year	£39 per year
Heating	£602 per year	£434 per year
Hot water	£146 per year	£109 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.

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.

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