



Flat (EPC Rating: G)

**ROOM 6 98 LEXHAM
GARDENS,
KENSINGTON,
LONDON, W8 6JQ**

**£1,500 Per
Month**



Avrasons
Est. 1965

0 Bedroom Flat located in London

Avrasons are pleased to offer A beautifully renovated First Floor Studio Apartment on Lexham Gardens, just off the Cromwell Road close to Kensington High Street and Station.

This apartment has just been renovated throughout and comprised of a separate bed area, a Modern bathroom, a new stylish kitchen with a dishwasher and washing machine, built in storage.
the property includes Heating and Hot Water & Council Tax
The property can be Furnished or Unfurnished,
Available from 7th November
Holding deposit: 1 Weeks Rent
Damage Deposit: 5 Weeks Rent

Call us on

02075824011

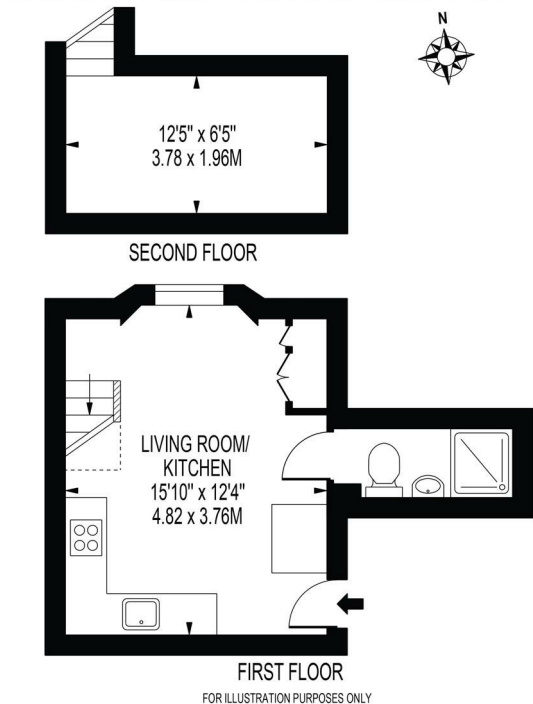
lettings@avrasons.co.uk

www.avrasons.co.uk

Council Tax Band

Exempt

LEXHAM GARDENS
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 307 SQ FT - 28.52 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 80 SQ FT - 7.41 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SURVEYS, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Avrasons

Est. 1965