

Lexham Gardens, Kensington, W8 6JN

TO RENT £4,766



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## THE LOCATION

Situated in the midst of the fashionable Royal Borough of Kensington and Chelsea, Somerset Court's newly re-decorated apartments are worth considering if you are looking for stylish flats to rent in W8.

Surrounded by kid-friendly restaurants, watering holes, cafés and a variety of fascinating shops, these attractive Kensington apartments are perfect for families with children and young professionals looking for two bedroom flats within reach of wining and dining establishments and upmarket boutiques.

The presence of several Tube stations located a few minutes of Somerset Court, plenty of buses and night buses running 24/7 to all places in London and fast connections to Heathrow Airport and London Underground stations like Gloucester Road, Earls Court and High Street Kensington. make commuting easy.

A stone's throw away are Holland Park and Kensington Gardens, giving tenants who rent apartments in W8 access to large green open spaces and with Museum Mile, home to the Natural History, Science and Victoria and Albert museums close by, you can be sure you won't be short of entertainment on a weekend or holiday.



## THE PROPERTY

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, Earls Court all within a stroll away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	74
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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