



Lena Gardens W6



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**6 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN/BREAKFAST ROOM**

**2 BATHROOMS (1 EN SUITE)**

**SHOWER ROOM**

**WALLED GARDEN**

**STUDY**

**GUEST CLOAKROOM**

**UTILITY ROOM**

**EPC RATING A 92**

A substantial 'Passivhaus' status 5/6 bedroom family home with 2 floors of flexible living/entertaining space and 2 floors of bedrooms close to Brook Green with its excellent schools and transport links.

This bright and spacious property achieved 'Passivhaus' standard in 2010 and was the first house in the UK to be retrofitted to this standard. Consequently 20 Lena Gardens has extremely low energy consumption and provides exceptional levels of thermal comfort. The total energy/electricity/gas bill is approximately £500 per year. There are also 6 solar PV panels and 3 solar hot water panels which generate electricity and hot water. The property has been cleverly and practically configured allowing prospective buyers to use and live in as necessary/required.

This well presented Passivhaus of approximately 2,500 sq ft is incredibly quiet being triple glazed, oozes contemporary style and has all the Eco-credentials. It is therefore unique in the area and a must see!

**PRICE GUIDE £2,495,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**











## PROPERTY PHOTO PLANS CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.