

**Location:**

Lexham Gardens is a quiet residential street within a short walk of the amenities of Kensington High Street and High Street Kensington (District & Circle lines) and Earls Court Stations. (Piccadilly & District lines).

**Key points:**

- Studio apartment
- Raised ground floor
- Newly renovated to a high standard
- Fully furnished
- No onward chain
- 0.3 miles from Earls Court Station

# Do Better:

**Acton**  
sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 318 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 318 SQ FT/ 30 SQM

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC

## £400,000

## Lexham Gardens, London W8 5JE

- 1 Reception Rooms
- 0 Bedrooms
- 1 Bathrooms



The current owner says:

**The property benefits from a long lease and no chain.**

A newly refurbished and beautifully presented studio apartment, located in South Kensington.

Positioned on the ground floor within a beautiful period build, the property is offered to the market with a long lease and no onward chain.

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**What's better:**

**A newly refurbished studio apartment in Kensington, W8**

