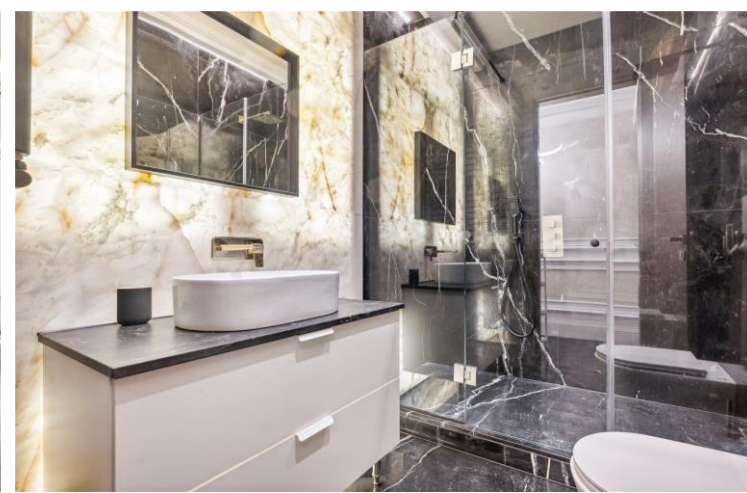




Lexham Gardens  
London, W8

CHESTERTONS









Discover the height of luxury living with this impeccably finished three-bedroom garden flat in the heart of prime W8. Boasting a remarkable lease with an outstanding 974 years remaining and a share in the freehold, this residence offers a sense of permanence and exclusivity.

Enter through your very own entrance, and elevate your living experience with the convenience of a private lift that seamlessly transports you directly into the apartment—where comfort meets sophistication.

As you explore the interior, you'll be captivated by the meticulous craftsmanship and attention to detail that define every corner. The very high ceilings create more volume and a feeling of space, enhancing the already inviting and airy atmosphere throughout. Enjoy exclusive access to a private garden square, providing a tranquil retreat right at your doorstep.

The living spaces are generously proportioned, offering a harmonious blend of modern design and timeless elegance. The kitchen is a culinary haven, equipped with state-of-the-art appliances and exquisite finishes.

Retreat to the private courtyard garden at the rear, a secluded space where you can unwind in the open air. Whether entertaining guests or enjoying a quiet evening, this space is an extension of the luxurious lifestyle this property affords.

This residence is not just a home; it's a statement of refined taste and sophistication, a sanctuary in one of London's most sought-after locations. Immerse yourself in the prestige of W8 living, where every detail has been considered, and luxury knows no bounds.

Asking Price £2,300,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B	84	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - Higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Share of Freehold 974 years

**Service Charge:** £2,000

**Ground Rent:** £250

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** TBC

**Chestertons Kensington Sales**

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

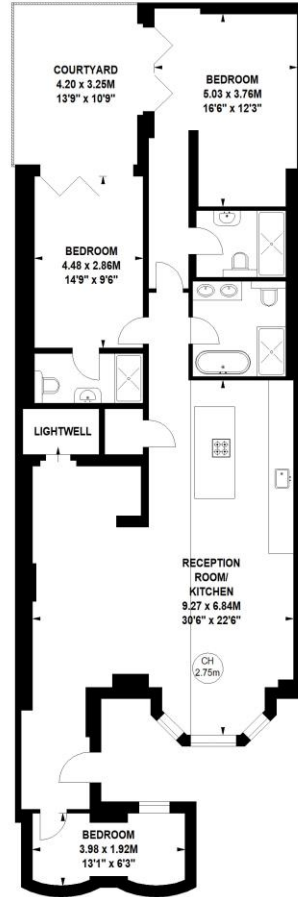
020 7937 7244

chestertons.co.uk

## Lexham Gardens, W8

Approximate gross internal area  
119.38 sq m / 1285 sq ft

Key :  
CH - Ceiling Height



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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