

# SOMERSET COURT

KENSINGTON, W8

CHESTERTONS

CHESTERTONS INTRODUCES

# SOMERSET COURT

KENSINGTON, W8

RARE INVESTMENT OR BREAK-UP OPPORTUNITY IN  
A PRESTIGIOUS PRIME CENTRAL LONDON LOCATION

TWO STUCCO-FRONTED TERRACED HOUSES  
COMPRISING 14 APARTMENTS





EXCEPTIONAL OPPORTUNITY TO ACQUIRE  
A RESIDENTIAL INVESTMENT OR  
BREAK-UP OPPORTUNITY IN PRIME  
CENTRAL LONDON.

**SOMERSET COURT,  
79-81 LEXHAM GARDENS,  
KENSINGTON, W8 6JN**



79

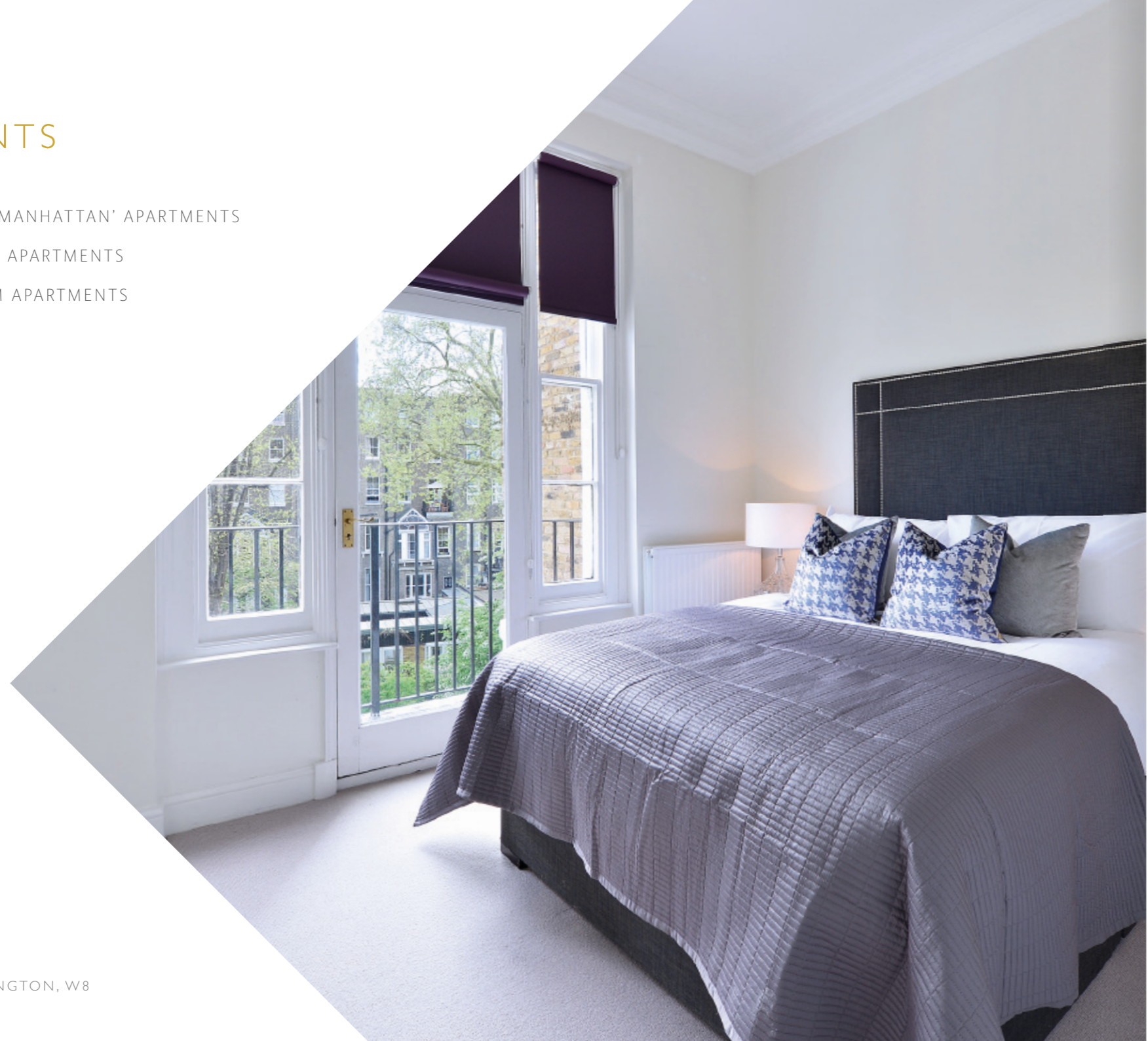


81

**A GRAND, SUBSTANTIAL PROPERTY**  
COMPRISING TWO CROSS-CONVERTED  
WHITE STUCCO-FRONTED FREEHOLD  
TERRACED HOUSES MADE UP OF  
14 SELF-CONTAINED APARTMENTS.

## APARTMENTS

- 2 X ONE-BEDROOM 'MANHATTAN' APARTMENTS
- 10 X TWO-BEDROOM APARTMENTS
- 2 X THREE-BEDROOM APARTMENTS



## INVESTMENT OPPORTUNITY

- 14 well-appointed one, two and three bedroom apartments totalling 11,238 sq. ft.
- An ERV of £13,975 per week or £726,700 per annum in current condition, with a fully modernised ERV of approx. £1,090,050 per annum
- Freehold tenure
- Desirable London location within prime Kensington
- 80 ft. double-width south-facing rear garden
- New passenger lift
- Walking distance to High Street Kensington and Gloucester Road Underground
- Close proximity to Kensington, Knightsbridge and Chelsea restaurants, shops, and bars
- Raised ground and garden floor (apartments 1-4) fully refurbished, with apartments 5-14 in good rental condition and opportunity to fully refurbish
- All apartments qualify for Royal Borough of Kensington and Chelsea parking permits
- Interior designed interiors of modernised flats
- Potential to add balconies to the rear of apartments 5 and 6 subject to planning permission
- Quality full FF&E designer rental package to the latest regulatory standards



## INVESTMENT OPPORTUNITY

Flat	Bedrooms	Sq. Ft.	ERV
Flat 1	One	464	£30,900
Flat 2	One	482	£31,500
Flat 3	Four	1,505	£100,400
Flat 4	Three	1,444	£96,500
Flat 5	Two	779	£52,400
Flat 6	Two	767	£49,700
Flat 7	Two	765	£50,500
Flat 8	Two	792	£46,900
Flat 9	Two	765	£48,300
Flat 10	Two	786	£46,900
Flat 11	Two	763	£46,900
Flat 12	Two	687	£42,500
Flat 13	Two	651	£44,100
Flat 14	Two	588	£39,200
<b>Total</b>		<b>11,238</b>	<b>£726,700</b>





## APARTMENT SPECIFICATIONS

### GENERAL

- High ceilings throughout
- Quality full FF&E designer rental package to the latest regulatory standards
- Washer dryers
- Two apartments benefit from private entrances
- Potential to reconfigure apartments subject to planning permission
- Potential for two rear balconies on flats 5 and 6 subject to planning permission
- Recently refurbished communal entrance hall
- Abundance of period features including many apartments with original fireplaces
- Cable internet
- The building contains a new six-person passenger lift

- Seven apartments benefit from outside space including two large gardens
- Neutral paint palette on walls throughout
- Classic profile painted skirting and architraves including period features
- Resident parking permits available
- Quiet location
- Open-plan living and separate dining areas

### LIVING ROOM AND RECEPTION

- Luxury fitted carpet
- Large sash windows
- Quality window dressings
- A selection of apartments with wood flooring to reception and hallway

### KITCHEN

- A mixture of contemporary and shaker-style kitchens, comprising a range of eye and base-level units with integrated appliances
- Stainless steel sink units and mixer taps
- A mixture of tile and laminate flooring
- A mixture of stone and laminate worktops
- Fridge freezers



A Desirable Address  
in the Heart of London

## APARTMENT SPECIFICATIONS

### BEDROOMS

- Luxury fitted carpets
- Double beds for all bedrooms
- Wardrobes for all bedrooms
- Quality window dressings

### SECURITY AND PEACE OF MIND

- CCTV in communal areas
- All apartments provided with smoke alarms
- Banham locks to entry door of building
- Entry phone system
- Certified certificates include: gas, electrical, water hygiene and appliances
- Full fire-rated furniture

### BATHROOMS

- Fully fitted modern bathrooms with white sanitaryware and mixer taps
- Tiled walls
- Showers fitted over baths
- Heated chrome towel rails
- A mixture of tile and vinyl flooring

### HEATING

- Independent gas central heating

### LIGHTING AND AV

- Pendant and spotlights throughout
- Existing internet and telephone connections
- Available connections to Sky Satellite
- Smart TVs in all living rooms (35-50")

### EPC

- The energy efficiency ratings for the apartments range between C-E. Individual apartment EPCs can be supplied on request.

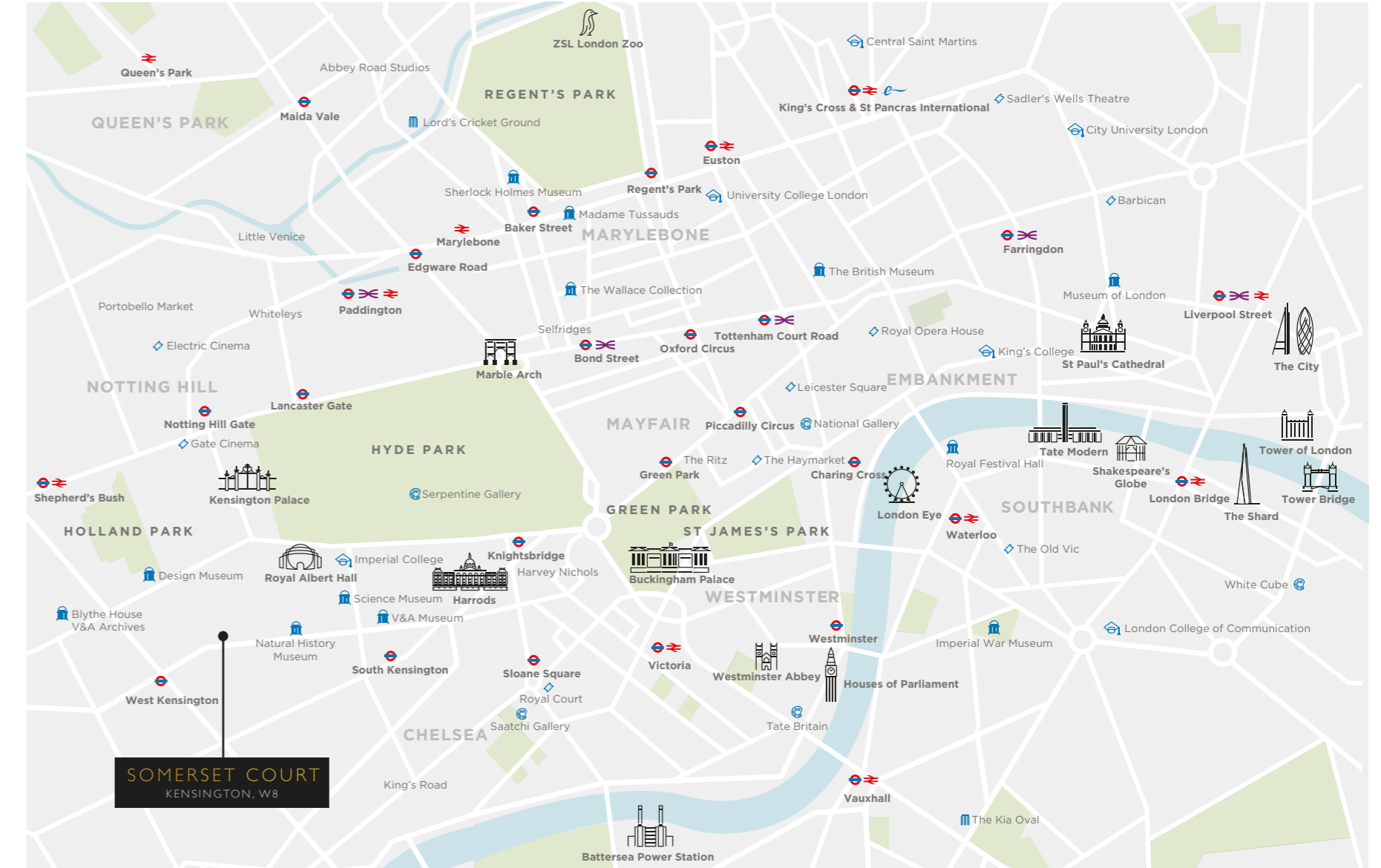
### GARDEN AND GROUND FLOOR APARTMENTS

- Interior-designed Quartz kitchen worktops and light marble tiles
- Chrome bathroom fittings
- Soft close drawers
- Luxury carpet in bedrooms
- Sash windows
- Stone laid private patios to apartments 3 and 4

## LOCATION

Lexham Gardens is a highly sought-after residential area in Kensington, West London, known for its upscale status. It's situated about 2½ miles from central London, surrounded by Notting Hill, Knightsbridge, Chelsea, Earl's Court, Hammersmith, and Shepherd's Bush.

Lexham Gardens itself is an attractive garden square featuring period buildings. The subject flats are part of a stucco-fronted building on the southern side of the road, surrounded by similar properties in a primarily residential area.





# TRANSPORT

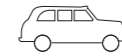
The neighbourhood is conveniently located near major roads, including the A4 (Cromwell Road) leading to the M4 motorway and Heathrow Airport. The A40 (Westway) connects to other West London suburbs and the M25 and M40 motorways.

Public transport options are abundant, with several London Underground stations, such as High Street Kensington, Gloucester Road, Earl's Court, and South Kensington, providing easy access to different parts of London. Bus routes along Kensington High Street and Cromwell Road connect to various neighbourhoods.

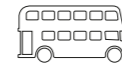
Paddington Station, a major mainline railway station, is around 1¾ miles northeast of Lexham Gardens, accessible through Kensington Gardens or Hyde Park.



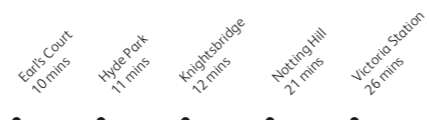
**TUBE**  
From Earl's Court (7 mins walk from 79-81 Lexham Gardens)



**TAXI**  
From 79-81 Lexham Gardens



**BUS**  
From 79-81 Lexham Gardens



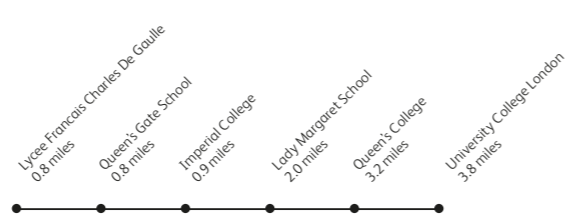
**WALKING**  
From 79-81 Lexham Gardens



**AIRPORTS**  
Via Tube/Rail network



**EDUCATION**  
Distance from Somerset Court



University College London  
3.8 miles



## LOCATION AMENITIES

The iconic Natural History Museum and Victoria and Albert (V&A) Museum are within easy walking distance. The museums offer a dynamic and ever-changing programme, which is perfect for locals and tourists alike.

The restaurant and shopping scenes in Kensington and the surrounding areas of Chelsea, Knightsbridge, and Belgravia are synonymous with upmarket elegance.

The Michelin-starred Kitchen W8 is a short walk away from the property, other options include The Ivy Brasserie, Dishoom Kensington, Launceston Place, and Grato.

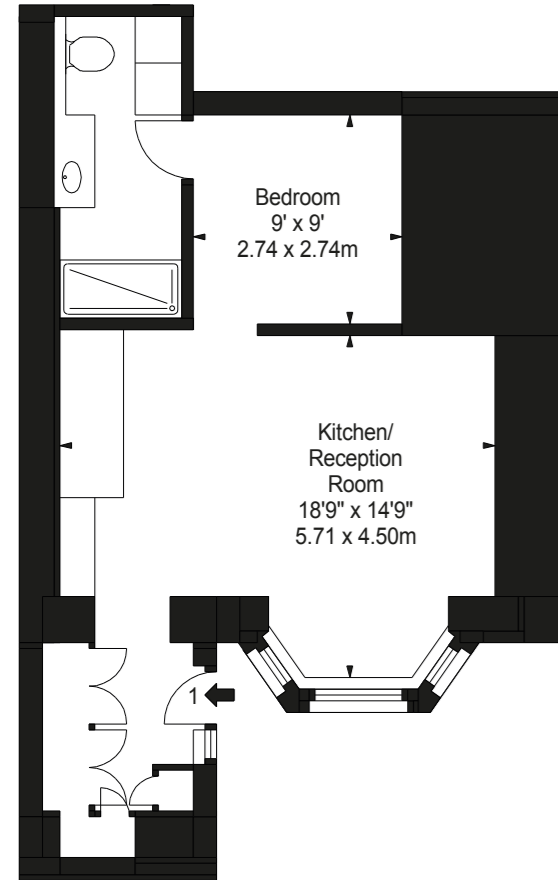


---

One of London's Most  
Sought After Locations

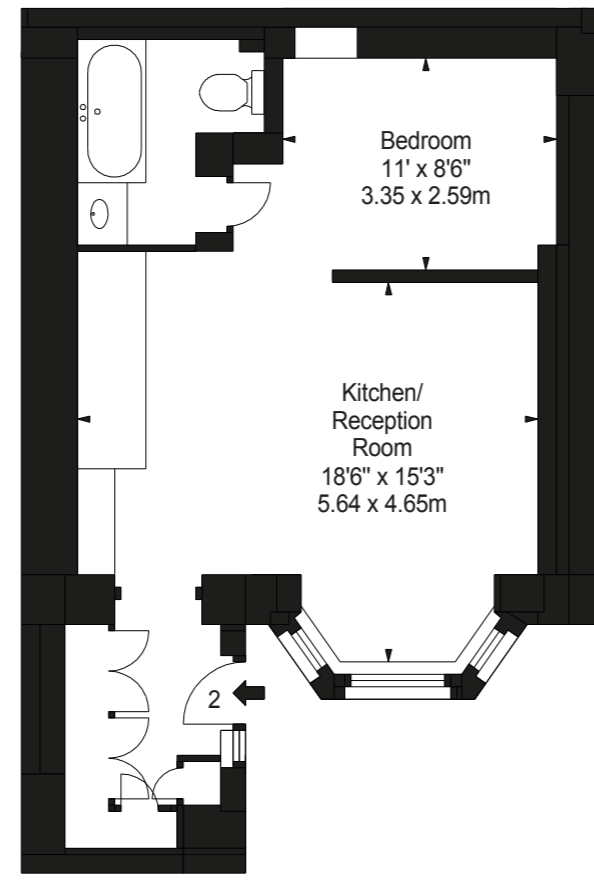
---

## FLOOR PLANS



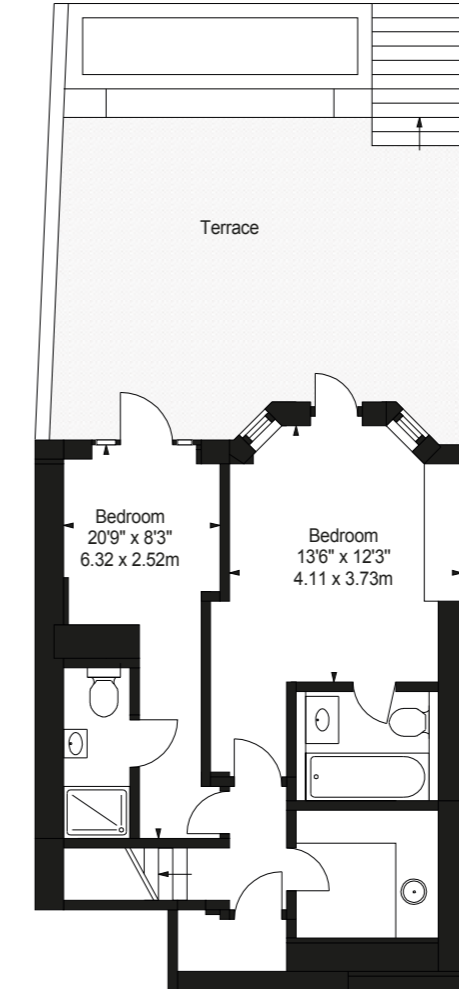
### FLAT 1

Total 464 sq. ft. 43.10 sq. m.  
One bedroom Manhattan style  
Garden Floor



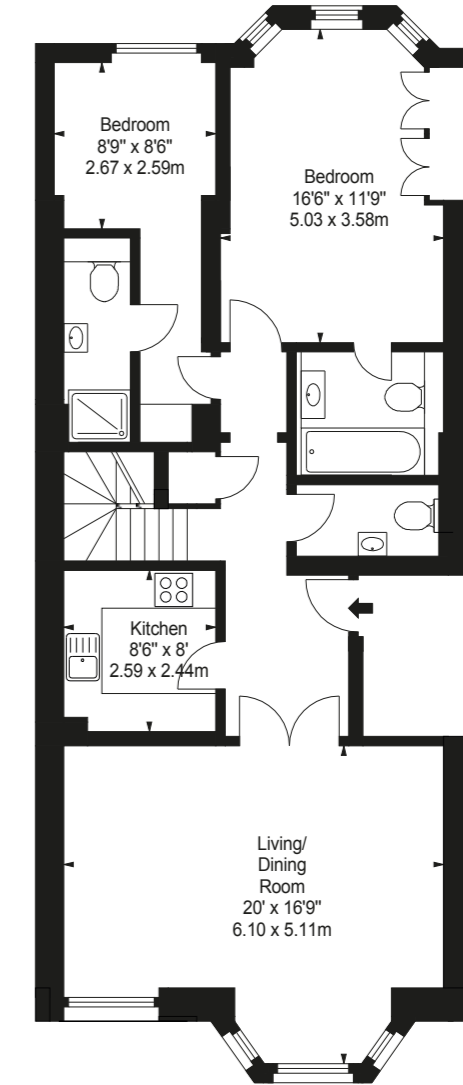
### FLAT 2

Total 482 sq. ft. 44.7 sq. m.  
One bedroom Manhattan style  
Garden Floor

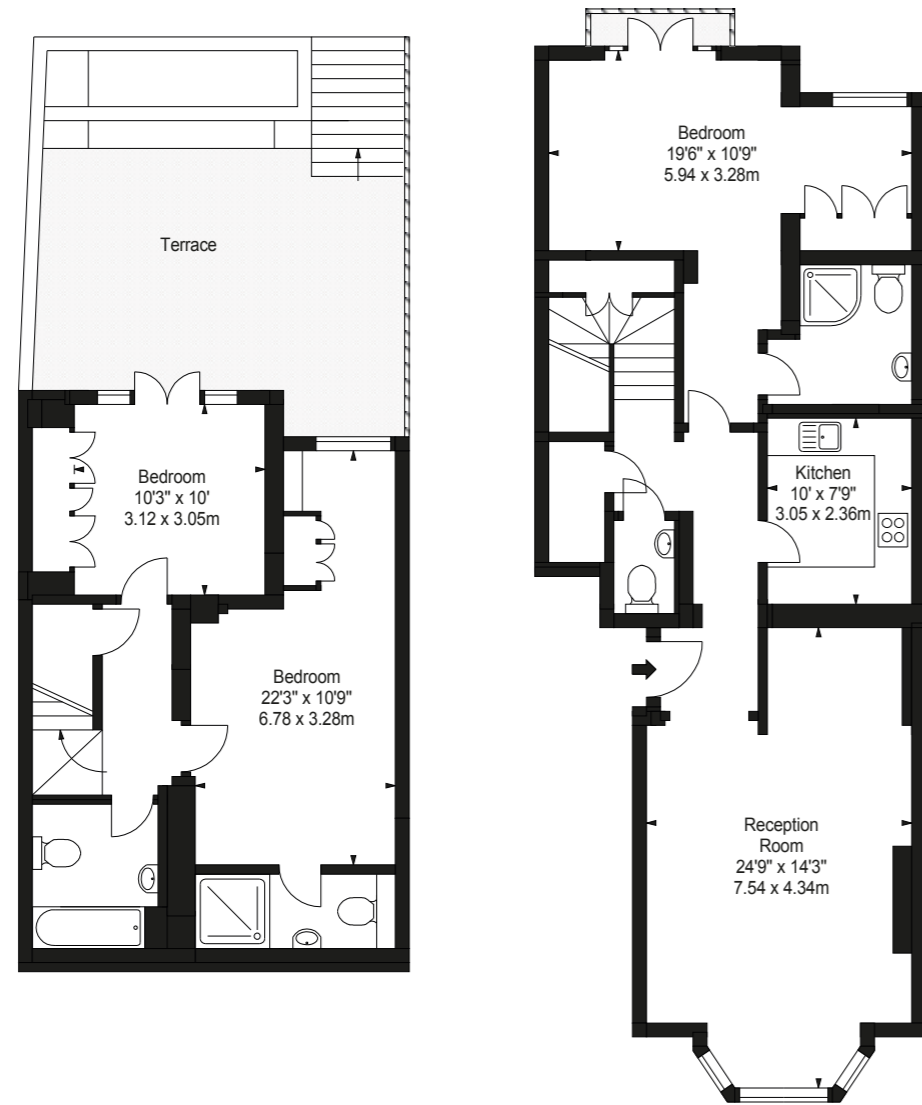


### FLAT 3

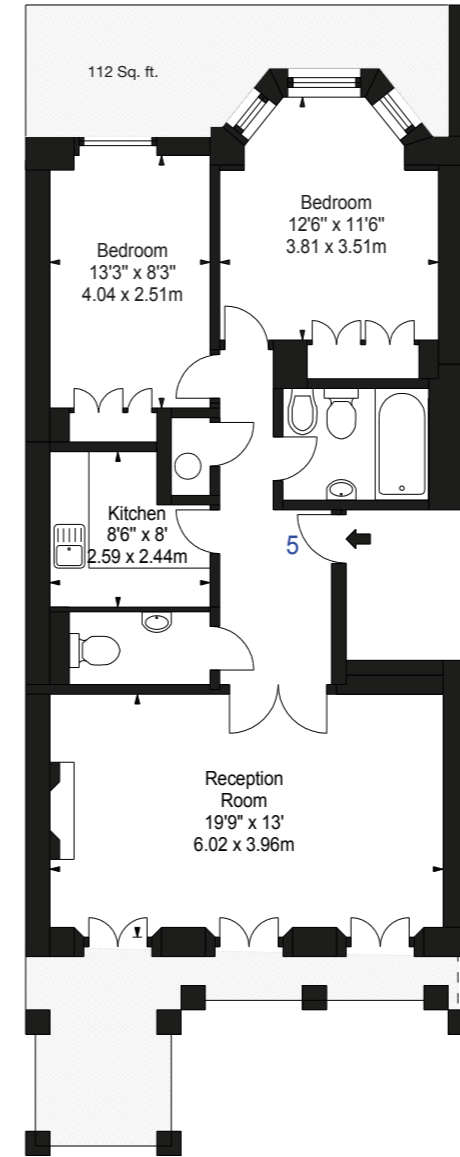
Total 1,505 sq. ft. 139.81 sq. m.  
Three Bedrooms  
Garden Floor & Ground Floor



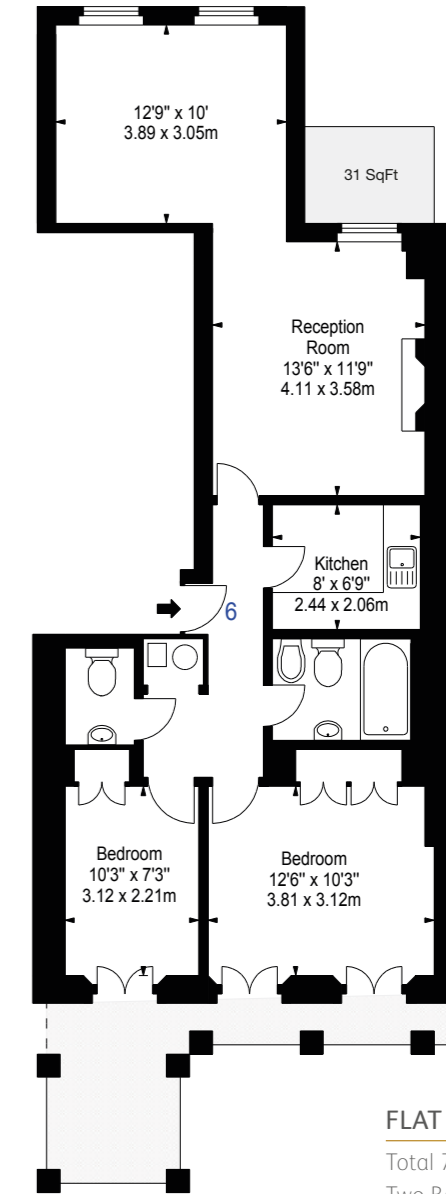
# FLOOR PLANS



**FLAT 4**  
 Total 1,444 sq. ft. 134.15 sq. m.  
 Three Bedrooms  
 Garden Floor and Ground Floor

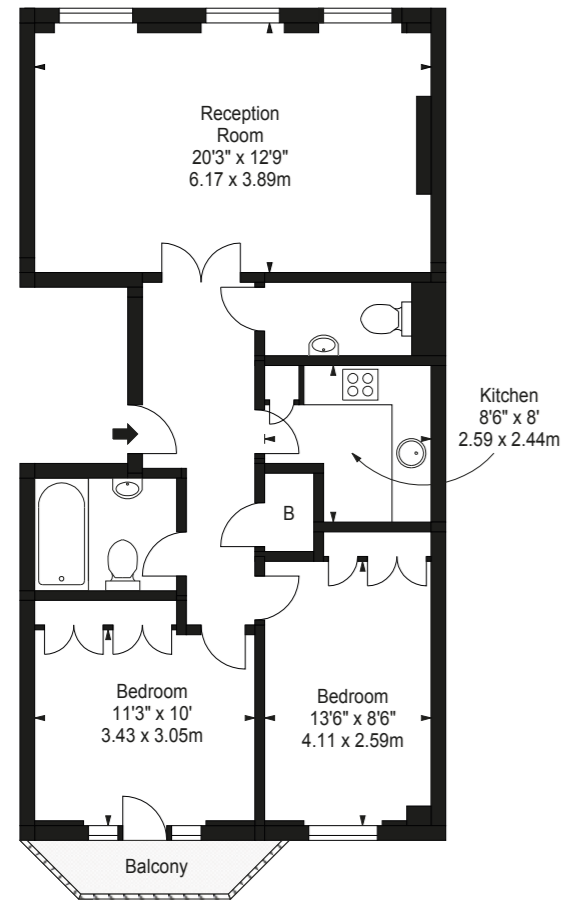


**FLAT 5**  
 Total 779 sq. ft. 72.37 sq. m.  
 Two Bedrooms  
 First Floor



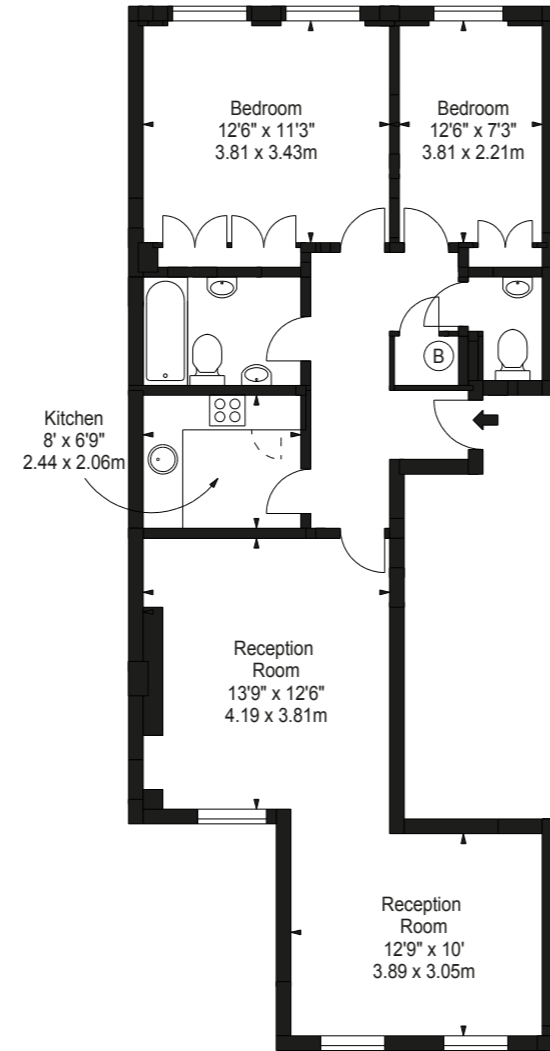
**FLAT 6**  
 Total 767 sq. ft. 71.25 sq. m.  
 Two Bedrooms  
 First Floor

## FLOOR PLANS



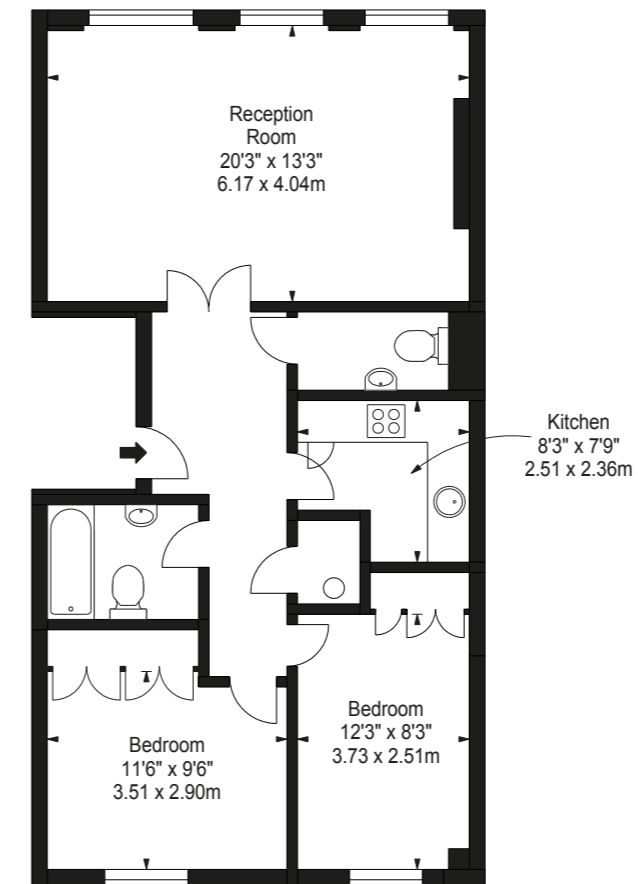
### FLAT 7

Total 765 sq. ft. 71.07 sq. m.  
Two Bedrooms  
Second Floor



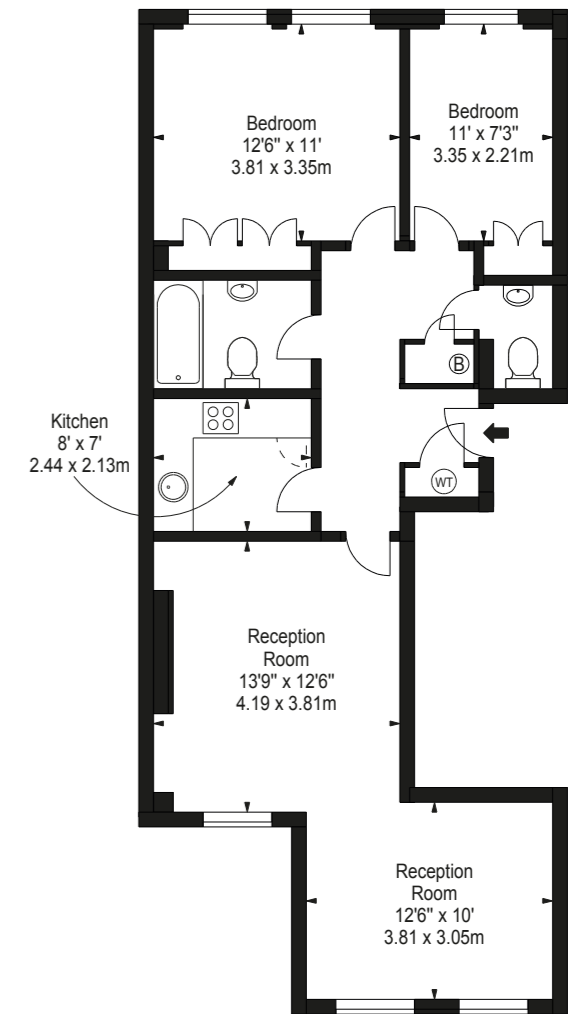
### FLAT 8

Total 792 sq. ft. 73.58 sq. m.  
Two Bedrooms  
Second Floor



### FLAT 9

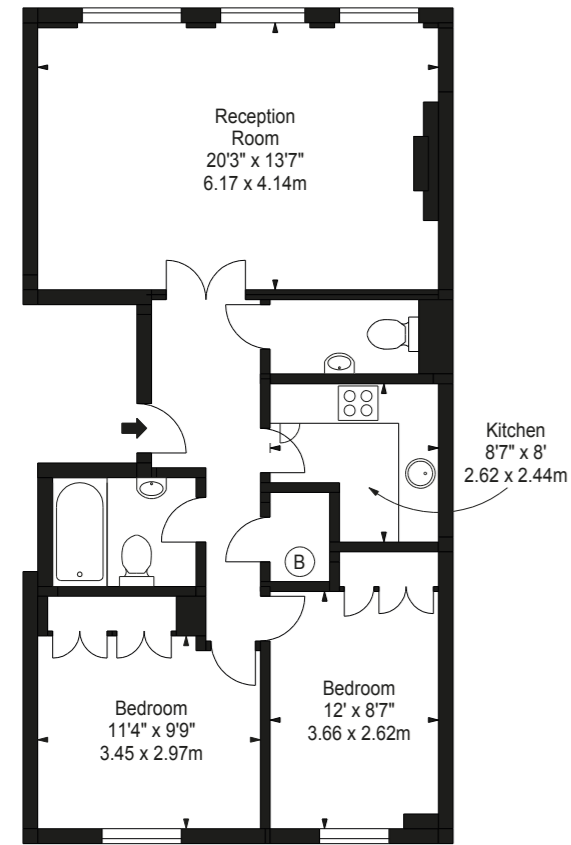
Total 765 sq. ft. 71.07 sq. m.  
Two Bedrooms  
Third Floor



### FLAT 10

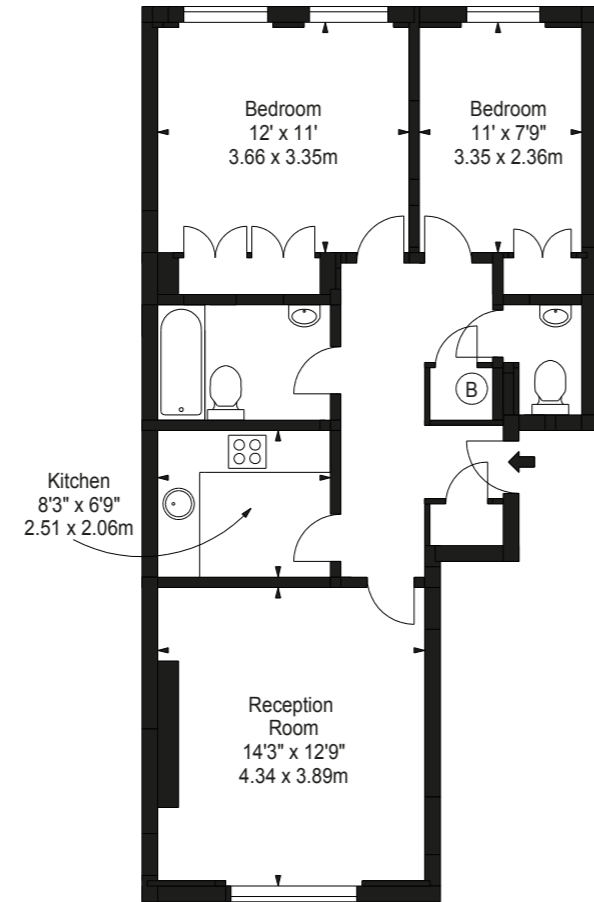
Total 786 sq. ft. 73.02 sq. m.  
Two Bedrooms  
Third Floor

# FLOOR PLANS



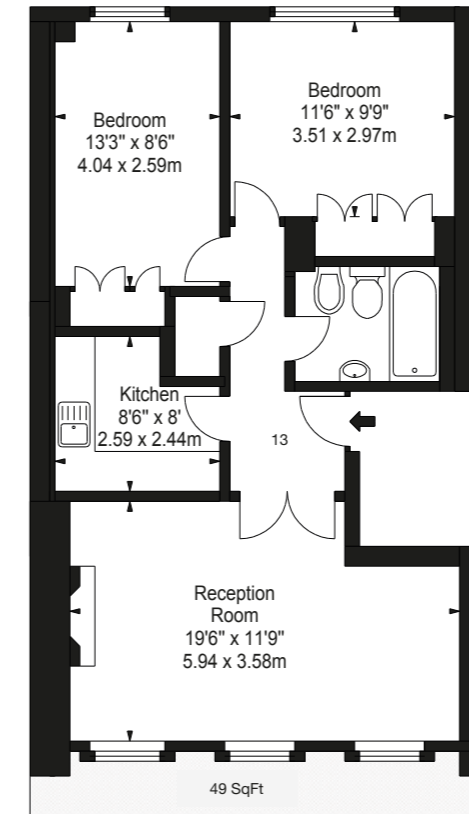
## FLAT 11

Total 763 sq. ft. 70.88 sq. m.  
Two Bedrooms  
Fourth Floor



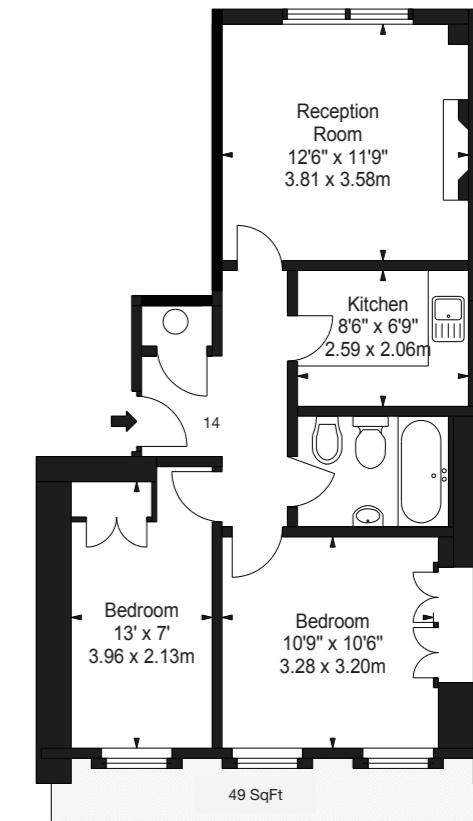
## FLAT 12

Total 687 sq. ft. 63.82 sq. m.  
Two Bedrooms  
Fourth Floor



## FLAT 13

Total 651 sq. ft. 60.48 sq. m.  
Two Bedrooms  
Fifth Floor



## FLAT 14

Total 588 sq. ft. 54.63 sq. m.  
Two Bedrooms  
Fifth Floor

# CONTACT US TO DISCUSS FURTHER OR ARRANGE A VIEWING

---



**Riccardo Carrelli MRICS**  
RICS Registered Valuer  
Capital Markets Director



**Molly Barry BSc (Hons)**  
Graduate Surveyor

✉ [capital.markets@chestertons.co.uk](mailto:capital.markets@chestertons.co.uk)

☎ 020 3040 8614

---

SOMERSET COURT  
KENSINGTON, W8

**CHESTERTONS**



This paper is  
100% recyclable



Carbon  
Neutral  
Organisation