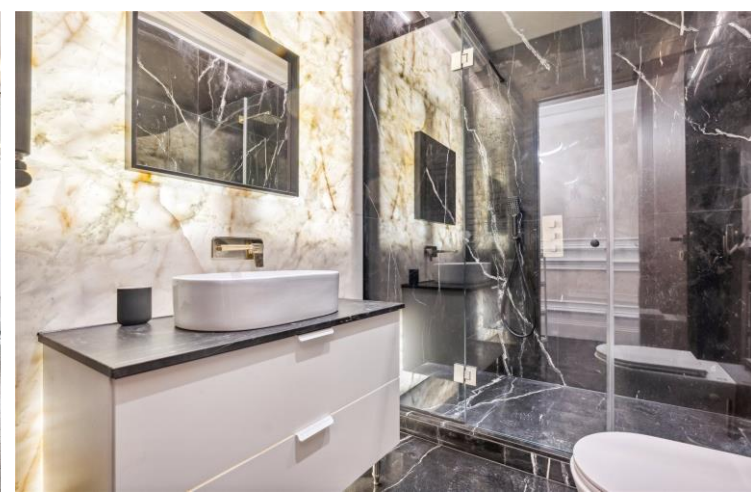




Lexham Gardens
Kensington, W8

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.

Asking Price £2,350,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B	B4	B4
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

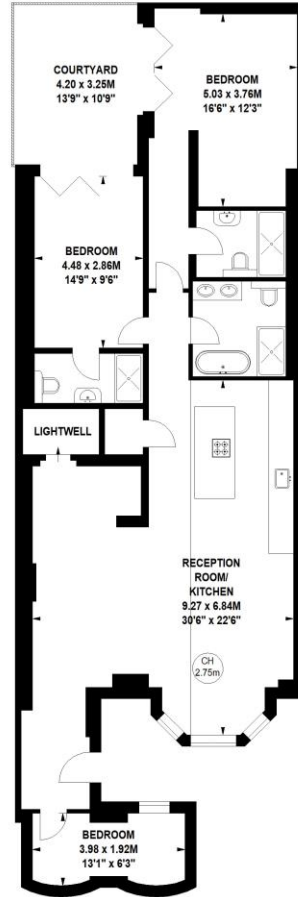
Tenure: Share of Freehold 973 years remaining
Service Charge: £2,000 p.a
Ground Rent: £250 p.a
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: NA

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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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