



Lexham Gardens
Kensington, W8

CHESTERTONS





A bright and beautifully presented two-bedroom flat situated on the third floor (with lift) of a handsome stucco-fronted period conversion. This stylish and well-maintained home offers generous proportions and an abundance of natural light throughout, creating a warm and inviting atmosphere.

The accommodation comprises a spacious south-facing reception room, ideal for both relaxing and entertaining, which enjoys large sash windows that flood the space with sunlight. A separate, fully fitted kitchen provides ample storage and workspace, perfect for modern living.

Both bedrooms are well-proportioned and thoughtfully laid out, offering excellent separation and privacy—ideal for sharers, families, or those working from home. The principal bedroom features an en suite shower room, while a contemporary family bathroom serves the second bedroom and guests.

Residents also benefit from access to beautifully maintained communal gardens, providing a tranquil green space in the heart of the city.

Lexham Gardens is a picturesque garden square in Kensington, ideally located just a short walk from Gloucester Road Underground Station, the boutiques and restaurants of Kensington High Street, and the vibrant amenities of Earl's Court. This exceptional flat offers a perfect balance of period charm, modern convenience, and an enviable location.

- Two bedrooms
- Lift
- Communal gardens
- Excellent natural light

Offers in excess of
£1,000,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	72	82
55-68	D		
49-54	E		
41-48	F		
35-40	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 969 years remaining

Service Charge: £11,600 p.a

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

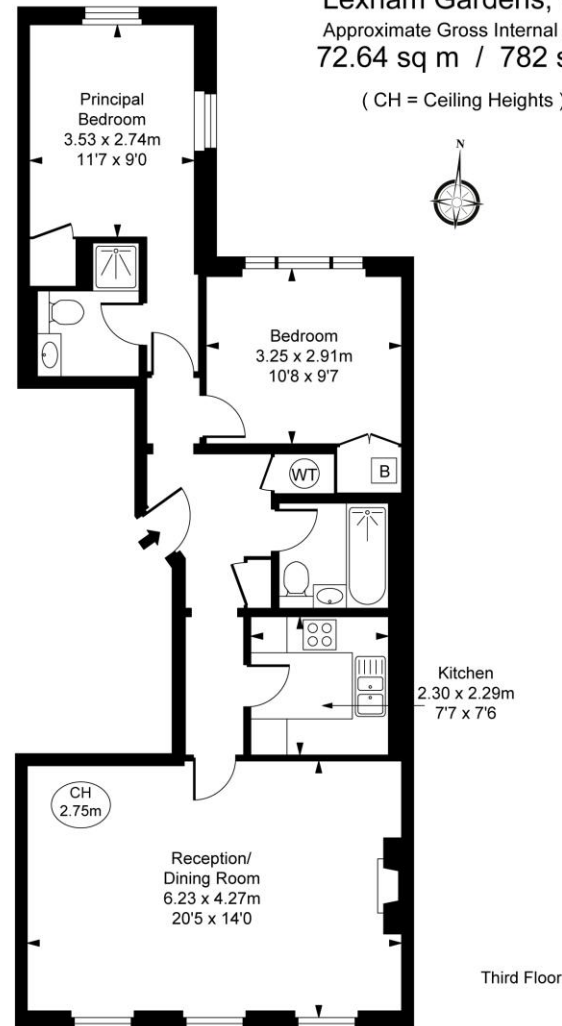
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[chestertons.co.uk](https://www.chestertons.co.uk)

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Approximate Gross Internal Area
72.64 sq m / 782 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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