



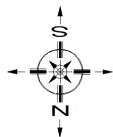
LEXHAM GARDENS



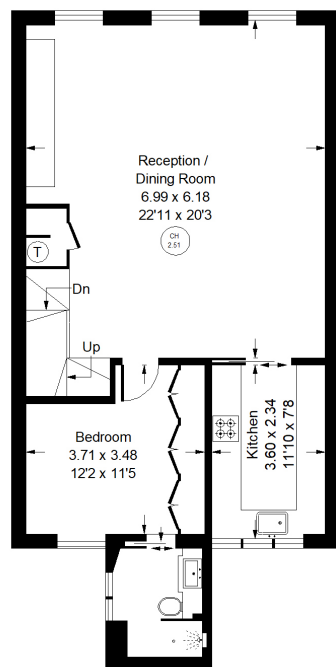


## Lexham Gardens, W8

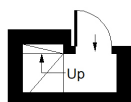
A beautifully bright two bedroom upper maisonette within a stucco-fronted period conversion with views towards Kensington High Street. The flat is in excellent condition with accommodation arranged over two floors providing a spacious reception room, well-designed separate kitchen and two double bedrooms, both with en-suites and fitted wardrobes. Lexham Gardens is a popular residential address located between South Kensington and Kensington High Street. Gloucester Road, Earls Court and High Street Kensington underground stations are within walking distance. There is quick access to the A4 with Heathrow and the M4 to the west and Knightsbridge to the east.



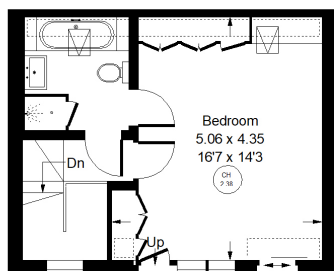
Approx. Gross Internal Area  
= 104.1 sq m / 1120 sq ft



Fourth Floor



Third Floor



Fifth Floor

= Reduced headroom below 1.5 m / 5'0



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



## Lexham Gardens, W8 - Leasehold

Local Authority **Royal Borough of Kensington and Chelsea**

- Two double bedrooms
- Two bathrooms
- Excellent entertaining space
- Immaculate condition
- EPC rating: D
- Remaining Lease: 982 years