

TATES
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Lexham Gardens, London W8 6JN

£695,000

A beautifully presented, bright and stylish third floor one bedroom flat located in a charming period building, with high ceilings and many period features. In excellent condition throughout, the accommodation comprises a modern open plan kitchen/reception room with high ceilings and wood flooring. The apartment further benefits from a double bedroom, separate bathroom and plenty of storage.

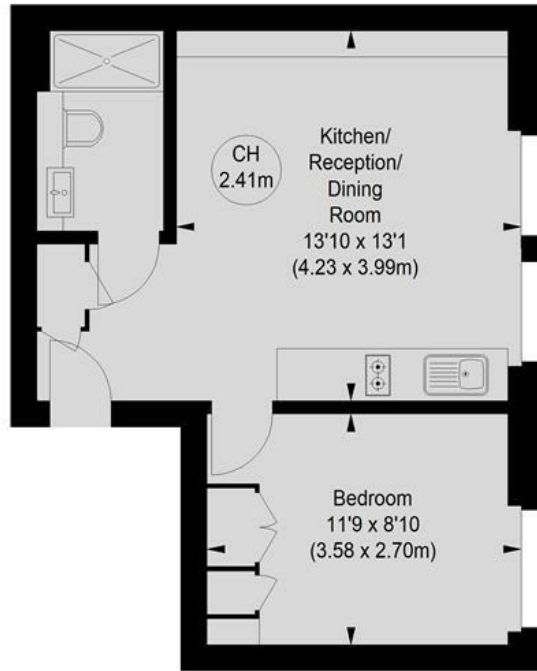
Lexham Gardens runs south of Kensington High Street where there is an abundance of shops and restaurants.

Walking distance to High Street Kensington underground station (Circle and District Lines) and Earls Court (Piccadilly and District Lines) are close by.

LEXHAM GARDENS, W8

Approximate gross internal area
366 sq ft / 34.00 sq m

Key :
CH - Ceiling Height



THIRD 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

Whilst these particulars are produced in good faith and are believed to be correct, no guarantee is given, nor any responsibility accepted, by Tates nor by any of its representatives, for their accuracy. The particulars do not constitute part of any offer or contract, and it is recommended that such things as measurements, condition, structure, services, appliances, fixtures and fittings and facilities are all independently assessed by the prospective purchaser or renter of the subject property prior to committing to any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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