



LEXHAM GARDENS LONDON W8
£5,000 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lexham Gardens London W8

£5,000 Per Month
Unfurnished

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Three Bedrooms, - Two Bathrooms, - Two Terraces, - Top Floor/ Lift, - Communal Garden, - Unfurnished

Council Tax

Council Tax Band G

Hamptons

8 Hornton Street
Kensington, London, W8 4NW
020 7937 9372
KensingtonLettings@hamptons.co.uk
www.hamptons.co.uk

{ A TOP FLOOR THREE BEDROOM APARTMENT WITH TWO TERRACES

The Property

A stunning recently decorated top floor three bedroom apartment in this well maintained conversion in Kensington. The apartment comprises spacious reception room with open plan modern kitchen, breakfast bar and bi-folding doors the full width of the room onto a roof terrace with lovely views. The principal bedroom benefits from excellent storage with an en-suite bathroom and there are two further equal size double bedrooms and family bathroom. A further terrace is located at the rear and can be accessed by all three bedrooms. The building offers a day porter and lift. Offered unfurnished.

Location

Lexham Gardens is located close to the amenities of Gloucester Road (Piccadilly, Circle and District lines) and Kensington High Street (Circle and District lines).

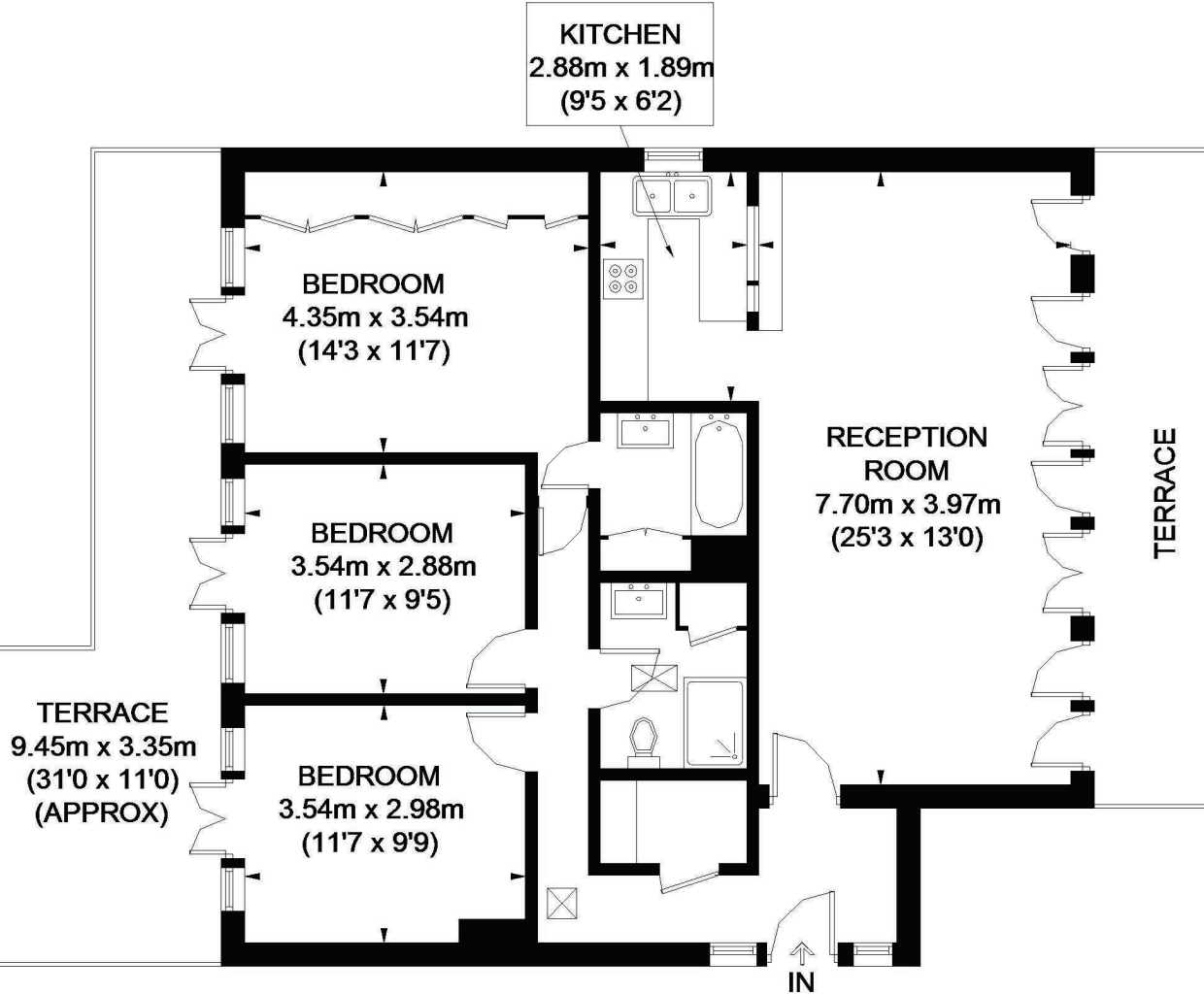


ARGYLL COURT



APPROXIMATE GROSS INTERNAL AREA
1066 SQ. FT. (99 SQ. M.)

FOURTH FLOOR



For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID233382)

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)			
Some Improvements Needed (E)			
Urgent Improvements Needed (F)			
Very Poor (G)			
		60	80

England & Wales EU Directive 2002/91/EC

