






{ LEXHAM GARDENS LONDON W8
£4,800 PER MONTH AVAILABLE 29/04/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Lexham Gardens London W8

£4,800 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Two Bedrooms, - Two Bathrooms, - Large Terrace, - Balcony, - 1st Floor, - Communal Gardens, - Unfurnished

Council Tax

Council Tax Band G

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

{ A BEAUTIFUL TWO BEDROOM FIRST FLOOR APARTMENT WITH TERRACE

The Property

A beautifully presented two bedroom first floor apartment in Kensington overlooking a pretty garden square. The apartment is entered into a large hallway leading to a bright reception room with high ceilings and bay window and there is a separate recently refurbished kitchen. The principal bedroom is located to the back of the building with balcony and en-suite shower room. There is a further double bedroom, family bathroom and lovely large private terrace to the front overlooking the communal gardens, which can also be accessed. 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).



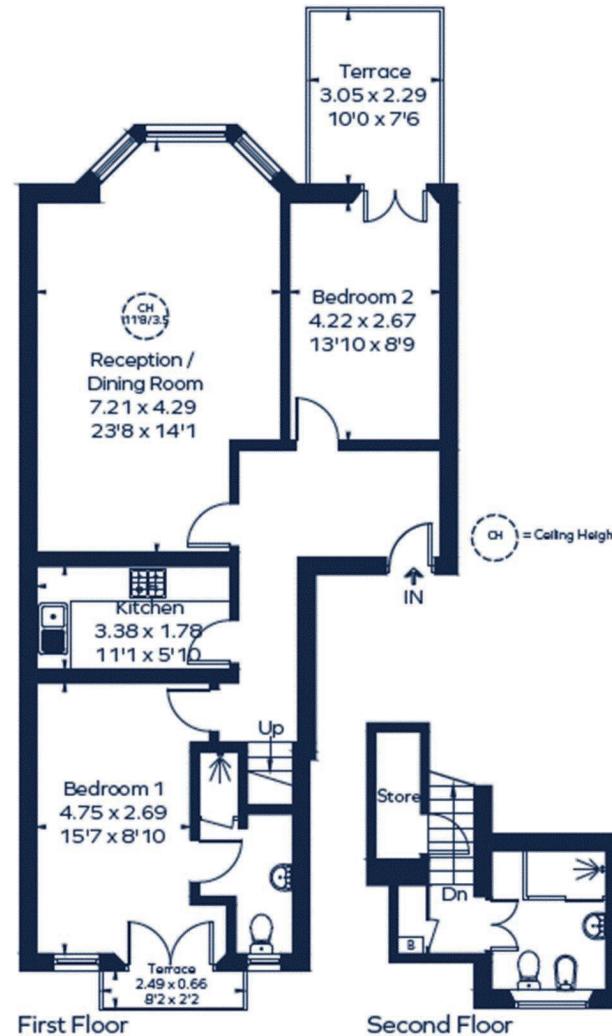
LEXHAM GARDENS

Approximate Gross Internal Area

First floor = 855 sq. ft. (79.4 sq. m.)

Second floor = 101 sq. ft. (9.4 sq. m.)

Total = 956 sq. ft. (88.8 sq. m.)



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.
ID 1194400

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.

Energy Efficiency Rating		
How energy efficient does this property is?	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher rating costs		
	77	84
England & Wales	EU Directive 2002/91/EC	

