



**LEXHAM GARDENS LONDON W8**  
**£3,900 PER MONTH** AVAILABLE 04/11/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Lexham Gardens London W8

£3,900 Per Month  
Unfurnished

 2 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

- Two Bedrooms, - Large Reception, -  
Open Plan Kitchen, - Terrace, - Access to  
Private Gardens, - Unfurnished

## Council Tax

Council Tax Band F

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

# { A SPACIOUS TWO BEDROOM APARTMENT WITH PRIVATE TERRACE

## The Property

A spacious two bedroom apartment set on the second floor of this well maintained conversion, with private terrace and access to a quite garden square. The apartment offers a large open plan kitchen reception with large French doors that open out to a private west facing roof terrace with plenty of room for dining. The principal bedroom is spacious with fireplace, built-in wardrobes and sash windows looking over the garden square. The second bedroom also offers built-in wardrobes and views over the garden square. There is a large bathroom, utility cupboard with washing machine and tumble dryer and an under stairs cupboard with plenty of storage. Offered unfurnished. There is access to one of London's most beautiful private garden squares where you will find children's play area, picnic spot and plenty of quiet secluded corners to relax and read, Parking available through Kensington & Chelsea Residents' Parking Scheme.

## Location

Lexham Gardens is located moments from the supermarkets and transport hub of Gloucester Road and Earls Court. High Street Kensington is also close by where you will find more shops and great restaurants. Northwards and you'll find that The Design Museum, Leighton House, Holland Park and Kensington Gardens are all in walking distance ). Walk South and you'll find yourself on Museum Mile with the famous V&A, Natural History and Science museums.





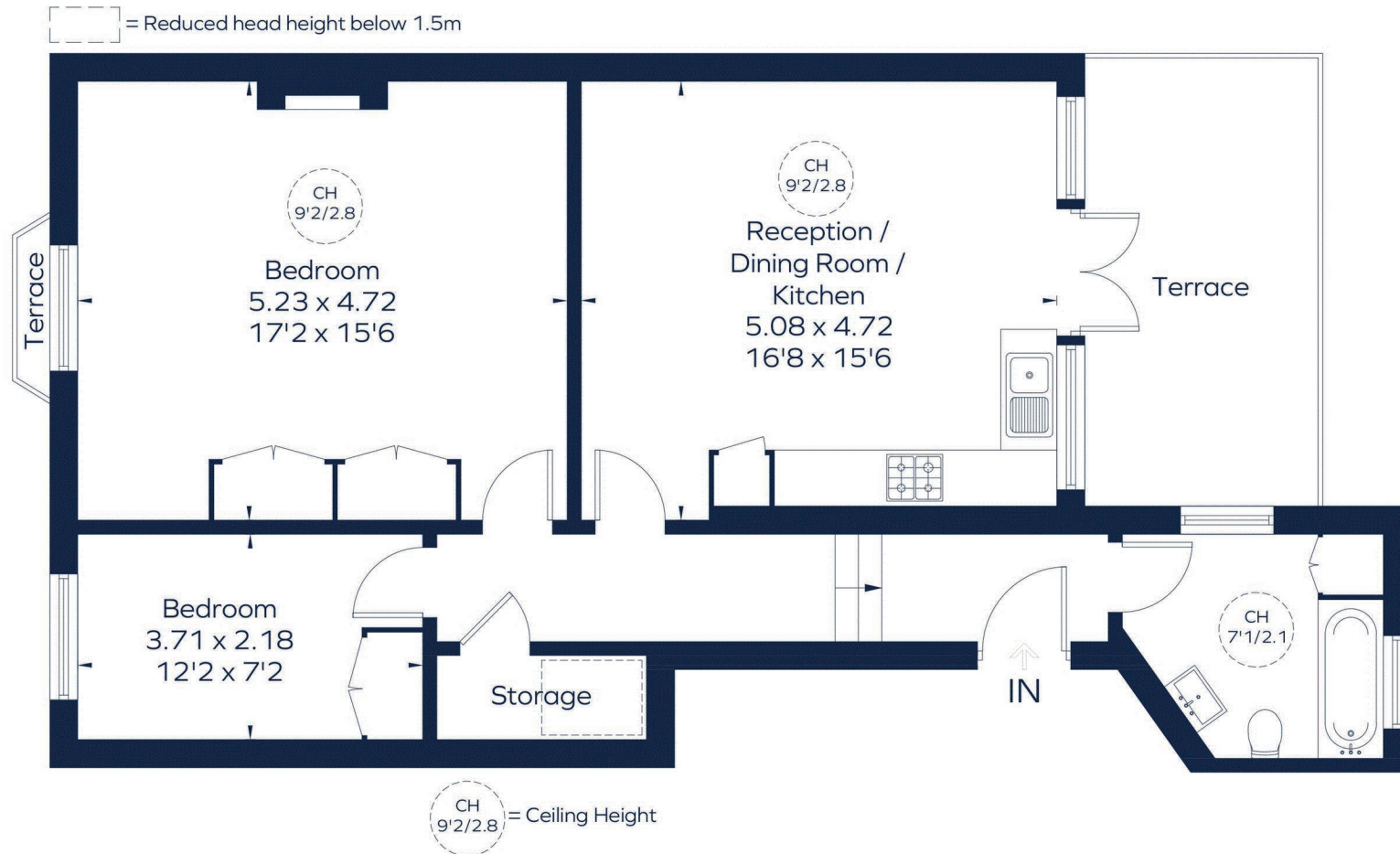
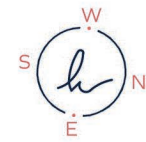
# LEXHAM GARDENS

Approximate Gross Internal Area (excluding reduced headroom)

813 sq. ft. (75.5 sq. m.)

Reduced headroom = 11 sq. ft. (1.0 sq. m.)

Total = 824 sq. ft. (76.5 sq. m.)



Drawn for illustration and identification purposes only.

ID 900033

## 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.

