

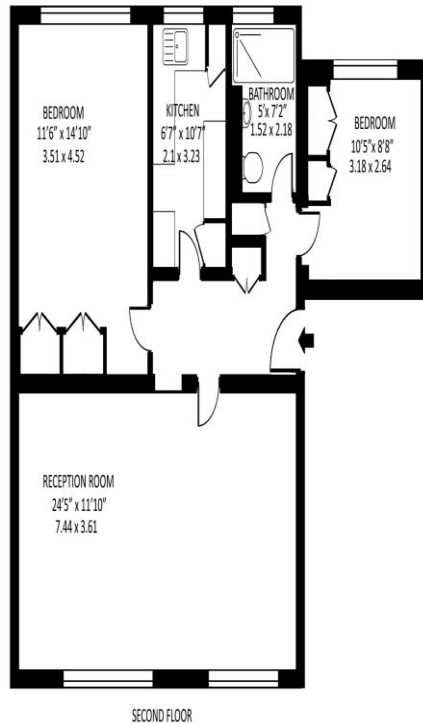


2 Bed Apartment
Lexham Gardens
Kensington W8

- Immaculate mansion block
- Two double bedrooms
- Lift
- Communal gardens

Auction guide price of £670,000
Leasehold

Lexham House, Lexham Gardens, W8



Approx gross internal area : 741.6 sq ft - 68.9 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £670,000

Located on a charming tree-lined residential street, just moments from Kensington High Street and Cromwell Road, this well-maintained second-floor flat offers fantastic potential to modernize and create your ideal home.

Set within this well maintained purpose-built block, the property features access to the mature garden available only to Lexham Gardens residents. There are two generous double bedrooms, ample storage space, and a bright and airy living area. Additional benefits include allocated parking, lift access to all floors, and the convenience of nearby transport links, shops, and restaurants.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.