



# Lexham Gardens

London, W8

£5,495 per month  
(£1,268.08 per week)

This modern two-bedroom apartment has been newly refurbished to an exceptional standard, offering a stylish and comfortable living space. The property is fully furnished and features a balcony off the living room.

CHESTERTONS



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- 2 bedrooms
- 2 bathrooms
- available now
- furnished
- Shared garden with the lower ground floor flat



This elegant two-bedroom, two-bathroom flat, spanning just over 850 sq ft, is situated on the raised ground floor of a charming residential building. The flat offers direct access to a shared communal garden at the rear, which is exclusively shared with Flat 1. With an EPC rating of C, this property is both stylish and energy-efficient.

Positioned on the west side of Lexham Gardens, divided by Marloes Road, this beautiful stucco-fronted period building enjoys a prime location. It is conveniently located near the diverse and extensive amenities of High Street Kensington, South Kensington, and Earls Court.

The flat features a welcoming reception room, a well-equipped kitchen, a main bedroom with an en-suite shower room, a second bedroom, and an additional bathroom. Offered fully furnished, this property combines comfort and convenience with the added benefit of direct access to a peaceful communal garden.

**Minimum Term:** 12 months  
**Deposit Required:** £7,608.46  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** F  
**EPC Rating:** C  
**Furnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Kensington Lettings

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 Kensington  
 London  
 W8 7RW  
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Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

# Lexham Gardens, W8

Approximate gross internal area

82.40 sq m / 887 sq ft



Key :  
CH - Ceiling Height



## Raised Ground 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

