

## 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.











## Lexham Gardens

London, W8

- 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.

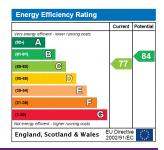
The flat features a welcoming reception room, a well-equipped kitchen, a main bedroom with an en-suite shower room, a second bedroom, and an additional bathroom. Offered fully furnished, this property combines comfort and convenience with the added benefit of direct access to a peaceful communal garden.

Minimum Term: 12 months
Deposit Required: £7,608.46

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: EPC Rating: C

Furnished



## Chestertons Kensington Lettings

116 Kensington High Street Kensington London W8 7RW kensington@chestertons.co.uk 02079377260 chestertons.co.uk 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



**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