



BOASTING NATURAL LIGHT AND BALANCED PROPORTIONS

A luxurious architect designed two bedroom apartment boasting great design and balanced proportions with a unique Japanese inspired garden & Neptune Kitchen. A peaceful, spacious, bright and immaculate flat (685 sq. ft) situated on the garden level floor of one of London's most beautiful and well located areas, in the heart of this exclusive neighbourhood.

The apartment enjoys great light from the many large double glazed floor to ceiling windows in all the principal rooms, adding to the exceptional sense of space and brightness, with wooden flooring & underfloor heating throughout the apartment. The building is entered on the garden level floor of this impressive building forming part of a fine stuccoed terrace. Residents' parking for The Royal Borough of Kensington and Chelsea is available.

FURTHER INFORMATION

https://www.rightmove.co.uk/properties/156694553#/?channel=RES_BUY



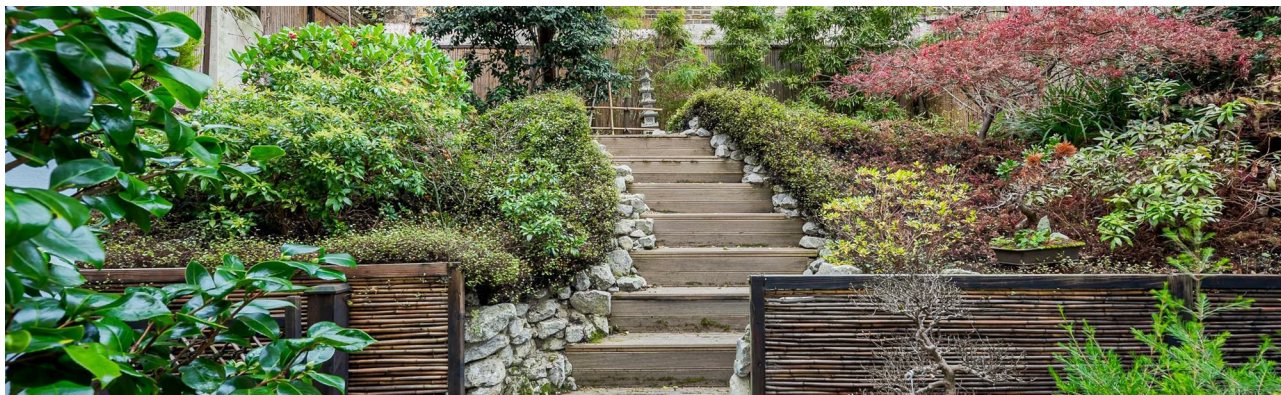


ACCOMMODATION

Lexham Gardens is within easy reach of a wide variety of high end shops and facilities of Kensington High Street, the shops of Stratford Road and Kensington High Street, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, High Street Kensington and Earls Court, stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.

LOCATION

Entrance hall: Reception/dining room: Architecturally designed throughout: Striking high quality kitchen: Two double bedrooms facing the rear of the property: Both bedrooms have bathrooms (one is ensuite): Integrated wardrobe/storage walls to both bedrooms and Reception: Gross Internal Area: 685 Sq Ft (63.64 Sq M) Approx.: Gross External Area: 922 Sq Ft (85.65 Sq M): EPC C



UNIQUE JAPANESE BOTANICAL GARDEN



Terms

Price: £825,000

Tenure: Leasehold - Share of Freehold

Lease: 944 years approx tbc

Service Charge: £1091.20 half yearly including reserves

Ground Rent: n/a

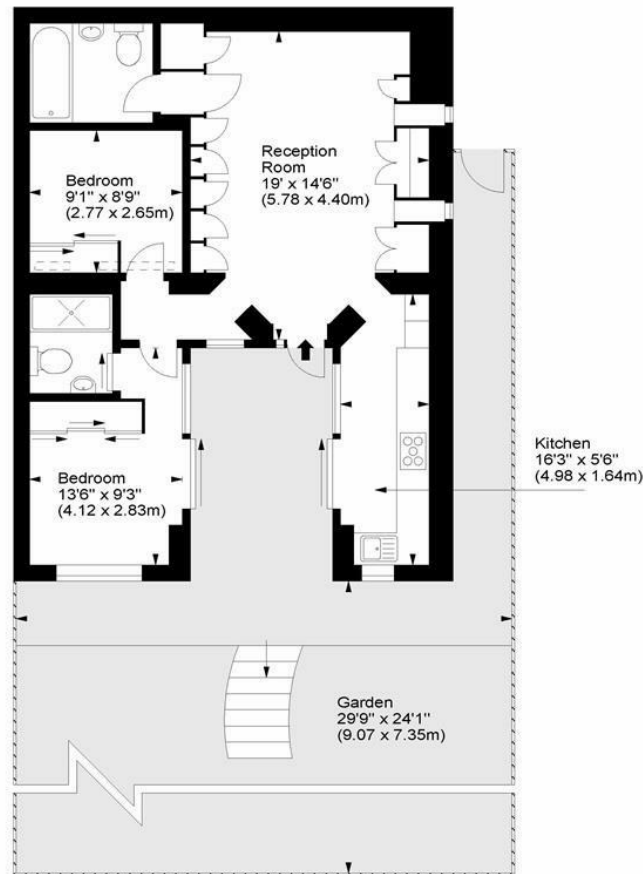
Ground Rent Review Period: n/a

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: E

Lexham Gardens, W8

Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
Approx. Gross External Area
922 Sq Ft - 85.65 Sq M



Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



FEATURES

- Architecturally Designed: A luxurious, bespoke two-bedroom apartment with unique Japanese-inspired 922 sq ft (85.65 sq m) garden and high-end finishes.
- Spacious & Bright: 685 sq. ft of living space with large double-glazed floor-to-ceiling windows that fill the apartment with natural light.
- Prime Location: Situated in the heart of one of London's most desirable neighborhoods, close to Kensington High Street, Hyde Park, and Holland Park.
- Open-Plan Living: Well-configured reception, Neptune kitchen, and dining area, perfect for entertaining and modern living.
- High-Quality Fittings: Modern kitchen with striking finishes, wooden flooring throughout, and integrated wardrobe/storage walls in both bedrooms and the reception.
- Two Double Bedrooms: Both with high-quality fitted wardrobes and their own bathrooms (one ensuite), offering privacy and convenience.
- Great Condition: Presented to a high standard, maintaining a balance of design and functionality.
- Exclusive Building: Part of a fine stuccoed terrace with entrance on the garden level, adding a sense of charm and sophistication.
- Transport & Connectivity: Excellent links to the West End, City, and Heathrow via Gloucester Road, High Street Kensington, and Earls Court Underground stations, plus easy access to major roads.
- Nearby Attractions: Close to cultural hotspots like the Victoria & Albert Museum, Science Museum, Natural History Museum, and Knightsbridge shopping (Harrods).



0207 370 4343

<https://www.white-estates.co.uk/>

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA