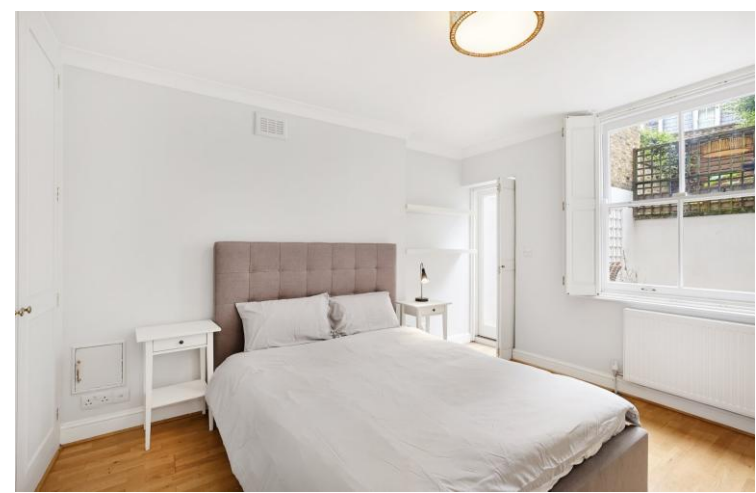




Lexham Gardens
Kensington, W8





A beautifully presented two-bedroom garden apartment, with excellent natural light.

The apartment comprises two well-proportioned double bedrooms, each benefiting from extensive fitted wardrobes, while the principal bedroom is served by an en-suite bathroom. A second family bathroom completes the accommodation.

To the rear, a private garden provides a peaceful outdoor retreat, ideal for al fresco dining or enjoying the warmer months.

Perfectly positioned on a quiet residential street, the property is within easy walking distance of both Earl's Court and Kensington High Street, offering an excellent selection of shops, cafés, restaurants, and superb transport connections, as well as the green open spaces of Holland Park and Kensington Gardens nearby.

- Two bedrooms
- Excellent light
- Private patio
- Two bathrooms

Asking Price £895,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 990 years remaining

Service Charge: £2,000 per annum

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Kensington Sales

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■ Approximate Gross Internal Area
80.20 sq m / 863 sq ft

■ Vault
11.34 sq m / 122 sq ft

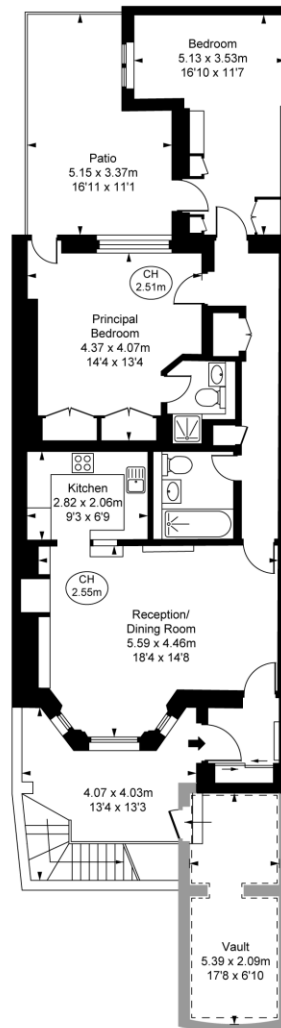
Total Areas Shown On Plan
91.53 sq m / 985 sq ft

(Including restricted height
under 1.5m C = = =)

(CH = Ceiling Heights)



Lower Ground Floor



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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