



Lexham Gardens  
Kensington, W8

CHESTERTONS





A bright and beautifully presented two-bedroom flat situated on the third floor (with lift) of a handsome stucco-fronted period conversion. This stylish and well-maintained home offers generous proportions and an abundance of natural light throughout, creating a warm and inviting atmosphere.

The accommodation comprises a spacious south-facing reception room, ideal for both relaxing and entertaining, which enjoys large sash windows that flood the space with sunlight. A separate, fully fitted kitchen provides ample storage and workspace, perfect for modern living.

Both bedrooms are well-proportioned and thoughtfully laid out, offering excellent separation and privacy—ideal for sharers, families, or those working from home. The principal bedroom features an en suite shower room, while a contemporary family bathroom serves the second bedroom and guests.

Residents also benefit from access to beautifully maintained communal gardens, providing a tranquil green space in the heart of the city.

Lexham Gardens is a picturesque garden square in Kensington, ideally located just a short walk from Gloucester Road Underground Station, the boutiques and restaurants of Kensington High Street, and the vibrant amenities of Earl's Court. This exceptional flat offers a perfect balance of period charm, modern convenience, and an enviable location.

- Two bedrooms
- Lift
- Communal gardens
- Excellent natural light

Offers in excess of  
£1,000,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

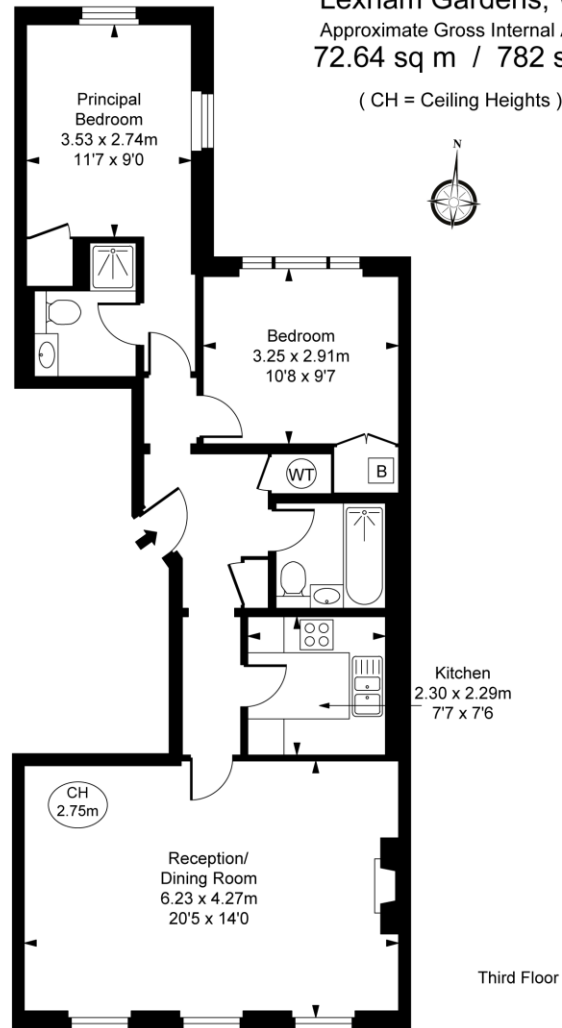
**Tenure:** Leasehold 969 years 1 months  
**Service Charge:** £7,282.96  
**Ground Rent:** £0  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** F

**Chestertons Kensington Sales**

116 Kensington High Street  
 London  
 W8 7RW  
 kensington@chestertons.co.uk  
 020 7937 7244  
 chestertons.co.uk

Lexham Gardens, W8  
Approximate Gross Internal Area  
72.64 sq m / 782 sq ft

( CH = Ceiling Heights )



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.  
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable