Knight Frank



LEXHAM GARDENS

Kensington W8



A WONDERFULLY LIGHT FIRST-FLOOR APARTMENT

Offering generous accommodation and excellent potential for refurbishment.

2	1	1	EPC
			C

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: F
Tenure: Share of Freehold, approximately 954 years remaining
Service charge: £1,502 per annum, reviewed every year, next review due 2027

Guide Price: £1,150,000



SOLD WITH A SHARE OF THE FREEHOLD

The property is presented in unmodernised condition and comprises an entrance hall, an elegant reception room featuring high ceilings and French doors leading directly onto a private balcony. There are two double bedrooms, one with access to a further balcony, and a family bathroom that complete the accommodation.

*Please be aware that under the Estate Agents Act 1979 you should be aware that an employee of Knight Frank is related to one of the owners of this property. Further information is available on request.

Lexham Gardens is conveniently positioned closeby the shops and restaurants on High Street Kensington and Hyde Park, as well as convenient transportation options on Gloucester Road and Earls Court.











Lexham Gardens, W8

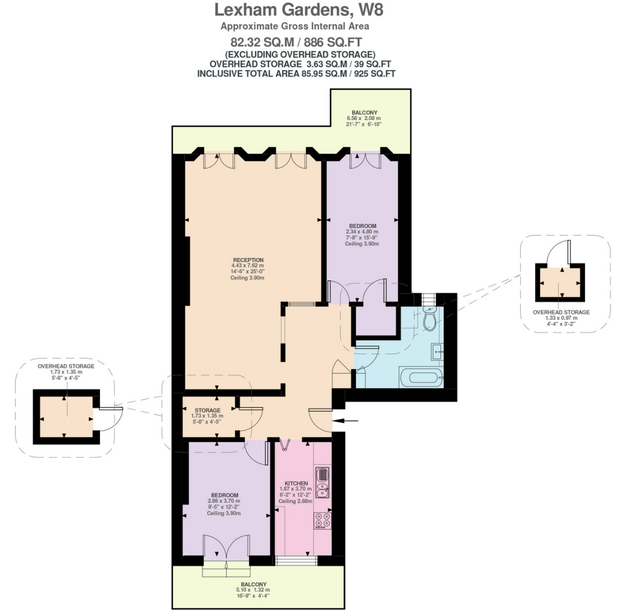
Approximate Gross Internal Area

82.32 SQ.M / 886 SQ.FT

(EXCLUDING OVERHEAD STORAGE)

OVERHEAD STORAGE 3.63 SQ.M / 39 SQ.FT

INCLUSIVE TOTAL AREA 85.95 SQ.M / 925 SQ.FT



First Floor

886 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 82.32 sq m / 886 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Jordanna Mancina
+44 2038923573
jordanna.mancina@knightframk.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

knightframk.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated September 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.