



**INTERLET**

LEXHAM GARDENS, HIGH STREET KENSINGTON, LONDON, W8  
£623.07 PW



HEATING INCLUDED – A charming, fully furnished one-bedroom duplex apartment situated on the top floor of a beautiful Victorian building in the heart of Kensington, London W8. Recently refurbished to a high standard, this bright and airy flat features impressive high ceilings, abundant natural light, and excellent storage throughout. The thoughtfully designed layout offers a welcoming open-plan living and kitchen area, a contemporary bathroom, and a spacious bedroom positioned on the upper level, creating a comfortable and private retreat. Set within the prestigious W8 postcode, the property enjoys an exceptional location in one of London's most sought-after neighbourhoods. Kensington is renowned for its elegant architecture, upscale boutiques, fine dining, and rich cultural heritage. You'll be moments from Kensington Palace and the beautiful Kensington Gardens, perfect for weekend strolls and outdoor relaxation. Lexham Gardens is ideally located between Earl's Court tube station (District and Piccadilly lines) and High Street Kensington tube station (Circle and District lines), providing excellent connectivity across London. Whether you're looking for a stylish city base or a peaceful home in a prime central location, this property offers the perfect blend of comfort, character, and convenience. Holding deposit: £600[...]

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## Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	
Address: 120 Lexham Gardens, W8 6JE		

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SALES & LETTINGS

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