

85 Lexham Gardens, London W8 6JN

Freehold residential investment opportunity.



Site boundary is for indicative purposes only.

Investment summary.

Knight Frank LLP have been appointed by Joint Administrators to dispose of this excellent freehold residential investment opportunity on Lexham Gardens.

- The Property comprises seven self-contained residential apartments, measuring 5,444 sq ft NSA. The total property floor area extends to 6,554 sq ft GIA
- The Property is arranged across lower ground, ground and five upper floors with a lift
- Four of the seven apartments are let on APT's, with a total passing rent of £201,536 per annum and an Estimated Rental Pricing (ERP) assuming full occupancy of c.£336,200 per annum
- Excellent connectivity with a PTAL rating of 6a, with Earl's Court, High Street Kensington, West Kensington and West Brompton stations all within convenient walking distance
- The Property is not listed and is situated within the Lexham Conservation Area
- The building has been registered as a High-Rise Building (HRB)
- The Freehold title is for sale by private treaty via informal tender
- Guiding £5,500,000 reflecting a GRY of 6.11% and an attractive £993 per sq ft



Notting Hill



Kensington Gardens



Hyde Park

Location

Lexham Gardens is located in Kensington, one of London's most prestigious and internationally recognised residential districts, characterised by elegant period architecture, garden squares and some of the capital's most sought-after housing. Situated within the Royal Borough of Kensington & Chelsea, the Property occupies a prime position between Gloucester Road to the east and Kensington High Street to the north.

Kensington High Street lies within a short walk of the Lexham Gardens and offers an extensive range of luxury retailers, independent boutiques, cafés and restaurants. To the north west, Holland Park provides over 50 acres of landscaped gardens and open green space, while Kensington Gardens and Hyde Park are easily accessible to the northeast, offering some of London's finest recreational amenities.

The surrounding area is renowned for its cultural attractions, including the Natural History Museum, Victoria & Albert Museum and Science Museum, all located within easy reach in nearby South Kensington. The neighbourhood continues to attract both domestic and international occupiers owing to its blend of historic character, world-class amenities and excellent connectivity.

The Property is situated within the Lexham Conservation Area.



London Underground

9-minute walk to Earls Court Underground Station (District and Piccadilly Line).



10-minute walk to High Street Kensington Underground Station (Circle and District Line).



13-minute walk to Gloucester Road Underground Station (Circle, District and Piccadilly Line).



18-minute walk to West Brompton Underground and Rail Station, served by the District line, London Overground Mildmay line and National Rail services operated by Southern Rail.



Transport

85 Lexham Gardens is situated within Zone 1 and benefits from excellent connectivity across Central London and beyond. The Property has one of the highest Public Transport Accessibility Level (PTAL) ratings of 6a, with Earl's Court Underground Station (District and Piccadilly Lines) approximately 0.4 miles south west, Gloucester Road Underground Station (Circle, District and Piccadilly Lines) approximately 0.5 miles east, and High Street Kensington Underground Station (Circle and District Lines) approximately 0.7 miles north of the Property. These stations provide direct access to the West End, the City, King's Cross St Pancras and Heathrow Airport.

West Brompton Station is also located within walking distance of the Property, approximately 0.8 miles to the south. Served by both London Underground, Overground and National Rail services, the station provides additional connectivity to key destinations across London, further reinforcing the Property's strong transport credentials.



Rail

Rail services from West Brompton Station provide access across the South-East of England.



London Bus

Numerous bus routes operate within a 5-minute walk of the site.



Airports

Heathrow Airport can be accessed directly via the Piccadilly line from Earl's Court, with National Express coach services also available.

Rail services from West Brompton Station provide access to Gatwick Airport in under an hour.



The asset

Nestled in the heart of Kensington, 85 Lexham Gardens is an attractive white stucco fronted building, positioned on one of the area's most sought after streets.

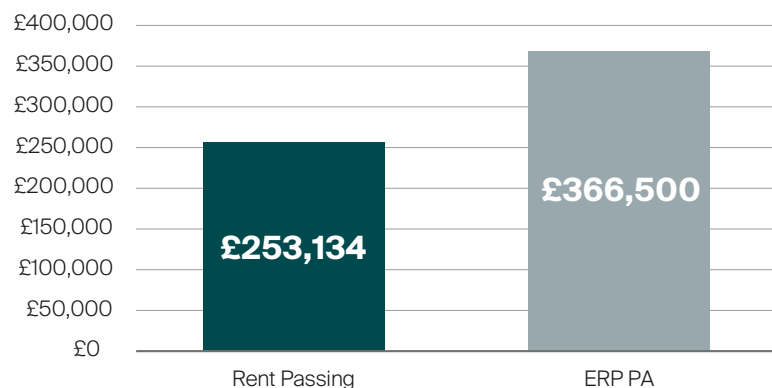
The Property provides a rare unbroken freehold investment opportunity, comprising seven 2-bedroom apartments averaging 791 sq ft. Arranged over lower ground, ground and five upper floors, the Property benefits from a lift. Three of the units benefit from outdoor space, with the first floor flat enjoying a private terrace, while the lower ground and ground floor units have access to a communal garden.

Four of the apartments are currently let, generating a total passing rent of £201,536 per annum. With strong asset management opportunities and strong underlying rental fundamentals, 85 Lexham Gardens presents a highly desirable investment opportunity in a prime London postcode.

Knight Frank 5-year rental market forecast, April 2026

Location	2026	2027	2028	2029	2030	5 year cumulative 2026-2030	5 year CAGR 2026-2030
UK	4.0%	3.5%	3.0%	3.0%	3.0%	17.6%	3.3%
Greater London	3.0%	3.0%	3.0%	3.0%	3.0%	15.9%	3.0%
PCL	3.5%	3.0%	3.0%	3.0%	3.0%	16.5%	3.1%

Rent passing vs ERP PA (£)



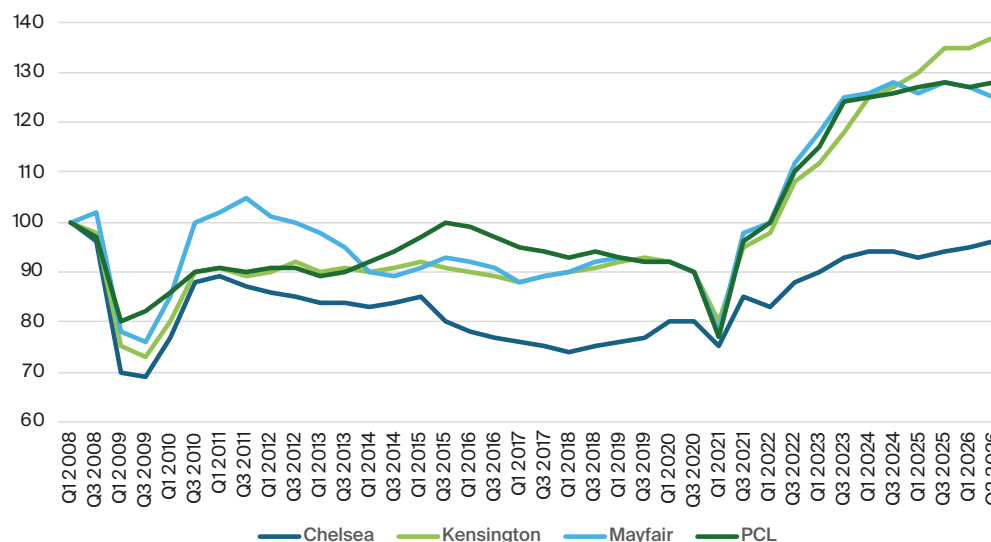
Market analysis

Situated within one of Prime Central London's most established residential markets, 85 Lexham Gardens benefits from strong underlying occupational demand and enduring appeal to both domestic and international occupiers. Rental performance across Prime Central London (PCL) has been robust in recent years, with five-year average annual rental growth (CAGR) of 9.0% per annum across the market, which Kensington has outperformed at 11.2% per annum over the same period.

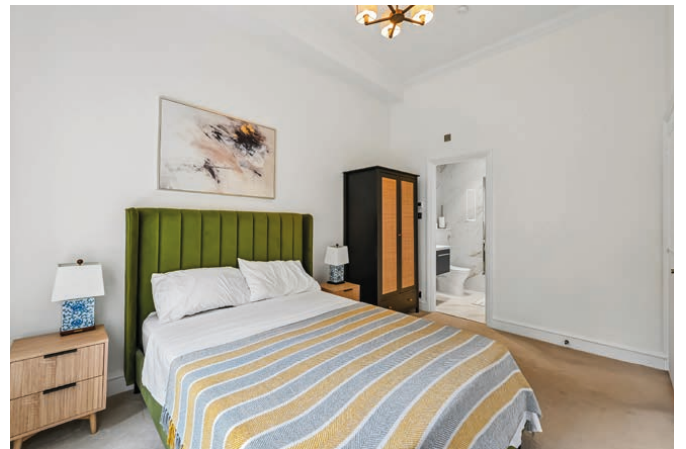
Although growth is expected to normalise from the exceptional post-pandemic period, the outlook remains supportive for rental income and income-driven investment strategies. This positive rental backdrop is further enhanced by PCL house prices remaining approximately 22% below their 2015 peak, providing an attractive entry point into one of London's most prestigious residential markets. PCL rents are forecast to grow by 16.5% cumulatively over the next 5 years due to the continued exacerbation of the supply and demand imbalance.

Kensington has seen nearly 50% rental growth in the 10 years to mid-2026

PCL sub-market rental growth index 100 = Q1 2008

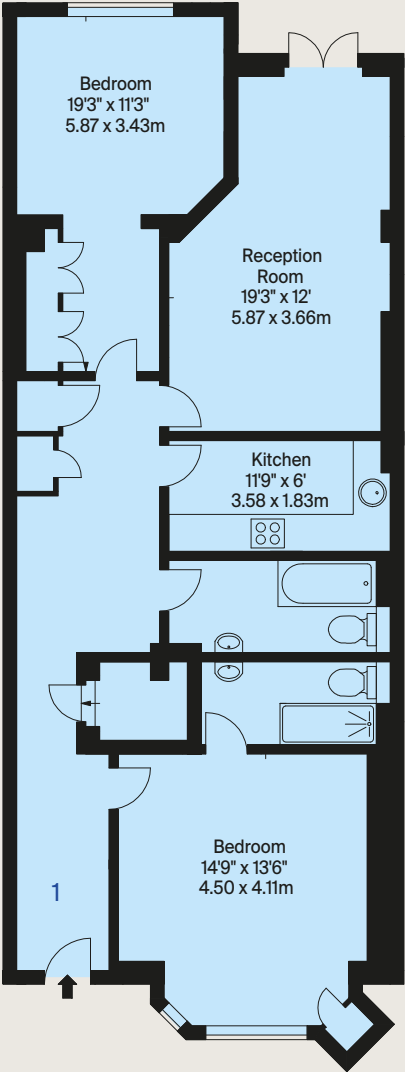


Note: the geographies are defined as Knight Frank office patches

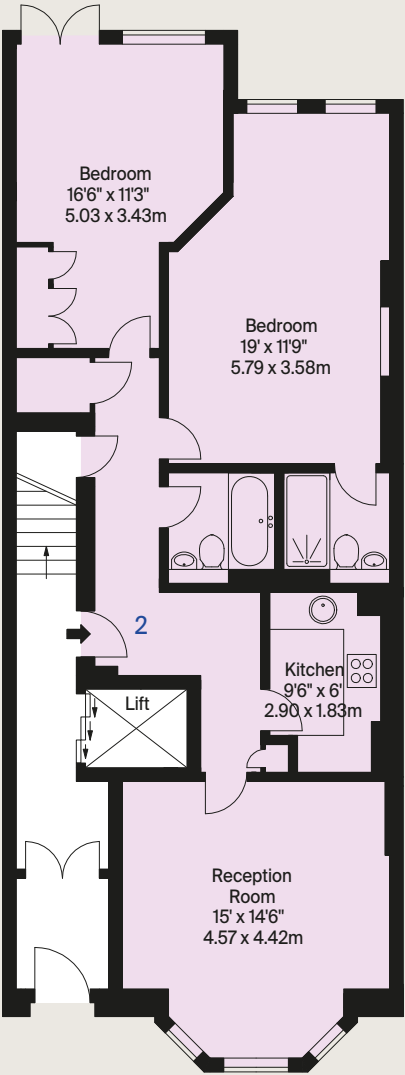


Floor plans

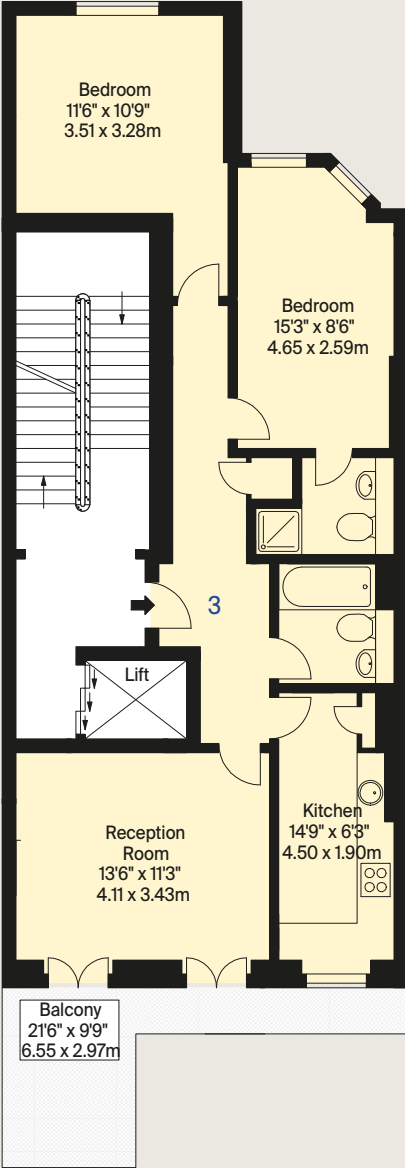
Lower Ground Floor



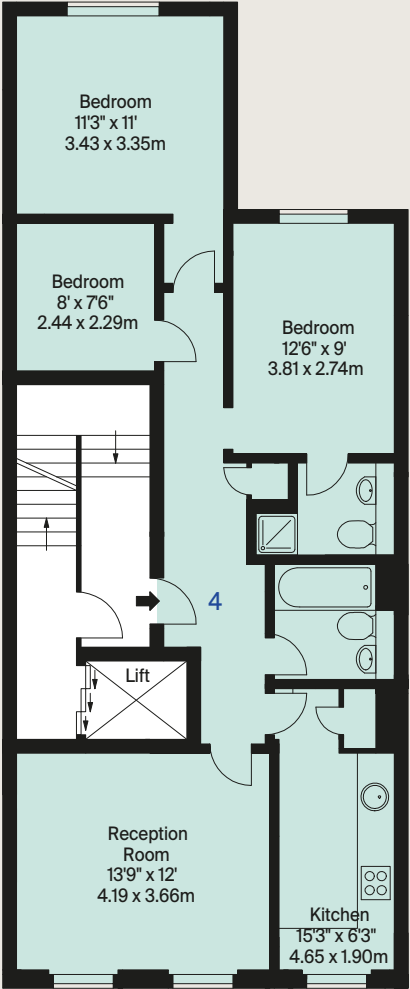
Ground Floor



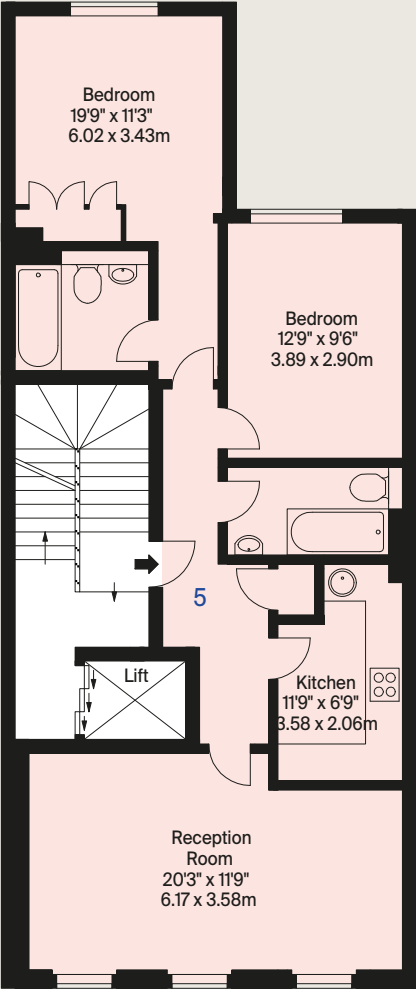
First Floor



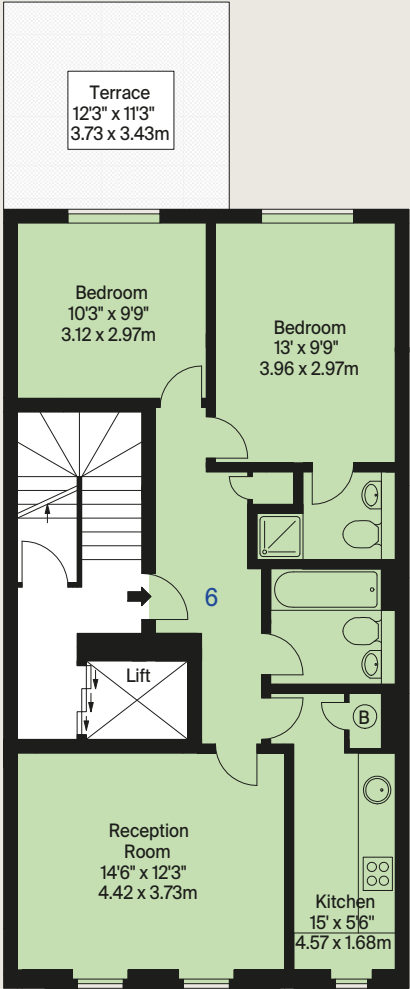
Second Floor



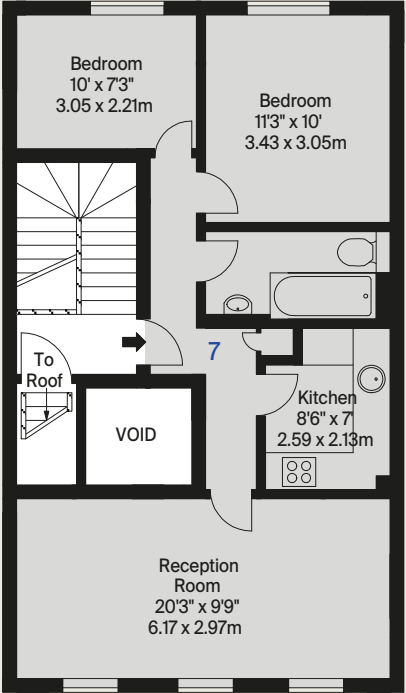
Third Floor



Fourth Floor



Fifth Floor





Tenancy schedule

Unit	Floor	Outside Space	Beds	NSA (sq ft)	EPC	Type of Tenancy	Rent (pcm)	Rent (pa)
1	LG	Communal garden	2	1,050	C (74)	Vacant		
2	G	Communal garden	2	852	C (77)	Vacant		
3	1	Private terrace	2	722	C (75)	APT	£4,000	£48,000
4	2		2	782	C (76)	APT	£4,200	£50,400
5	3		2	793	C (77)	APT	£4,962	£59,540
6	4		2	674	C (75)	Vacant		
7	5		2	571	D (59)	APT	£3,633	£43,596
TOTAL				5,444			£16,795	£201,536

Legal title and tenure

The property is sold freehold (Title No. BGL20101) subject to the existing Assured Periodic Tenancies.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

EPC

Energy Performance Certificate (EPC) Ratings ranging from C to D.

VAT

We understand that the property has not been elected for VAT.

Method of sale

The property is for sale by private treaty via informal tender.

Viewings

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Further information

Further information is available in our dataroom. Please contact the team for access.



Contact us.



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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.

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Particulars dated September 2026.

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