



INTERLET

LEXHAM GARDENS (9), KENSINGTON, LONDON W8  
£495 PW



**BILLS INCLUDED** - A charming studio flat set within a beautiful Victorian building in the heart of Kensington, London W8. Boasting high ceilings, an abundance of natural light, and plenty of storage space ensuring all your belongings can be neatly tucked away - this home is an absolute gem. Inside you'll find a comfortable bedroom, modern bathroom, separate kitchen complete with a convenient washing machine, and sleeping/living area with a cosy fireplace that adds warmth and character to this lovely home. All bills are included except for electricity. Furnished upon request. Located in the prestigious W8 postcode, this property enjoys an unbeatable location. Kensington is known for its upscale and vibrant atmosphere, with world-class shopping, dining, and cultural attractions right at your doorstep. Immerse yourself in the rich history of the area with a visit to the nearby Kensington Palace or take a leisurely stroll through the picturesque Kensington Gardens. The convenience of this central location also means easy access to public transport, ensuring that all of London's wonders are within your reach. Lexham Gardens is conveniently positioned between Earls Court (District and Piccadilly lines) and High Street Kensington (Circle and District lines) tube stations. Whether you're seeking a cozy urban retreat or a hub for exploring the city, this property offer[...]

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## Important Notice

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| Energy Efficiency Rating                       |         |                                                                                                               |
|------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs    |         |                                                                                                               |
| (92+) <b>A</b>                                 |         |                                                                                                               |
| (81-91) <b>B</b>                               |         | 83                                                                                                            |
| (69-80) <b>C</b>                               |         |                                                                                                               |
| (55-68) <b>D</b>                               | 61      |                                                                                                               |
| (39-54) <b>E</b>                               |         |                                                                                                               |
| (21-38) <b>F</b>                               |         |                                                                                                               |
| (1-20) <b>G</b>                                |         |                                                                                                               |
| Not energy efficient - higher running costs    |         |                                                                                                               |
| England, Scotland & Wales                      |         | EU Directive 2002/91/EC  |
| Address: Lexham Gardens, Kensington, London W8 |         |                                                                                                               |

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SALES & LETTINGS

Welcome home.