






# LEXHAM GARDENS

Kensington W8



## A BRIGHT AND WELL-PRESENTED TWO-BEDROOM APARTMENT

This bright and immaculately refurbished apartment is set on the second floor on the sought-after Lexham Gardens, Kensington.

   EPC  
2 2 1 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 958 years remaining

Service charge: £6,000 per annum, reviewed every 1 year, next review due 2026

Ground rent: Peppercorn

**Guide Price: £1,700,000**



## A BEAUTIFULLY MODERNISED 1870S BUILDING

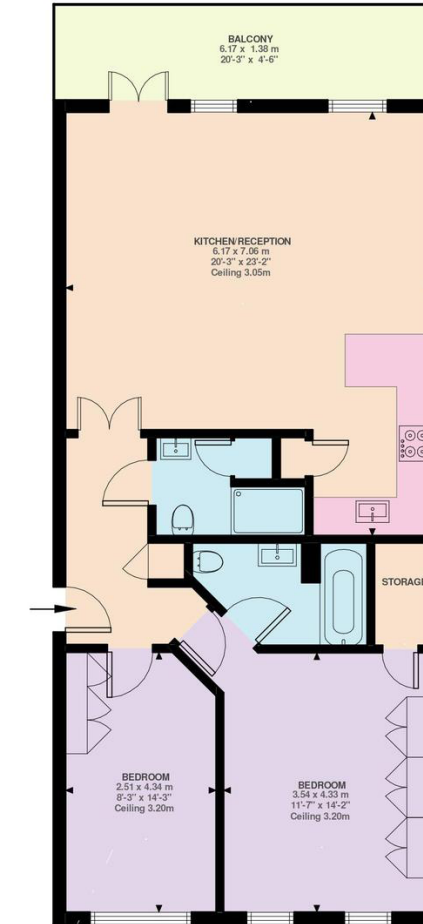
The open-plan reception area is filled with natural light and benefits from over 3m ceiling heights and floor-to-ceiling windows, creating an exceptional sense of space. A private balcony with garden views further enhances the living area. The property features two bedrooms and two bathrooms. The principal bedroom includes an en suite bathroom, walk-in wardrobe space, and a bespoke Italian-built wardrobe. The second bedroom, currently arranged as a study, also benefits from a built-in wardrobe and a dedicated workspace. Additional highlights include underfloor heating in the kitchen and both bathrooms. The apartment is located within Alexa Court, a well-managed modern block that retains attractive period features. Lexham Gardens is ideally located just south of Kensington High Street, providing convenient access to a wide range of shops, restaurants, and transport links. The open green spaces of Kensington Gardens and Holland Park are both within easy reach.





Approximate Gross Internal Area = 82.81 sq m / 891 sq ft

**Lexham Gardens, W8**  
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 82.81 SQ.M / 891 SQ.FT



Second Floor  
 891 ft

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

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.

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