

## Lexham Gardens, W8

£1,200,000 Share of Freehold

This classical first floor balcony flat forms part of a traditional stucco-fronted period building in the heart of Kensington. The reception room offers grand living and entertaining space given its generous size and three sets of exceptional floor to ceiling French doors which provide access to a south-facing balcony. The kitchen is separate and positioned next to the reception room, whilst the elegant double bedroom has with fitted wardrobes and an en-suite bathroom. Internally the property has retained a lot of its period features with stunning cornicing, large windows, feature fireplace and is presented with an abundance of character and charm. Lexham Gardens is close to a plethora of shopping, dining and transport connections on Kensington High Street and Earls Court. Both Holland Park and Kensington Gardens are a short walk from the property.

**1 Bedroom | 1 Reception Room | 1 Bathroom**

### Kensington Office

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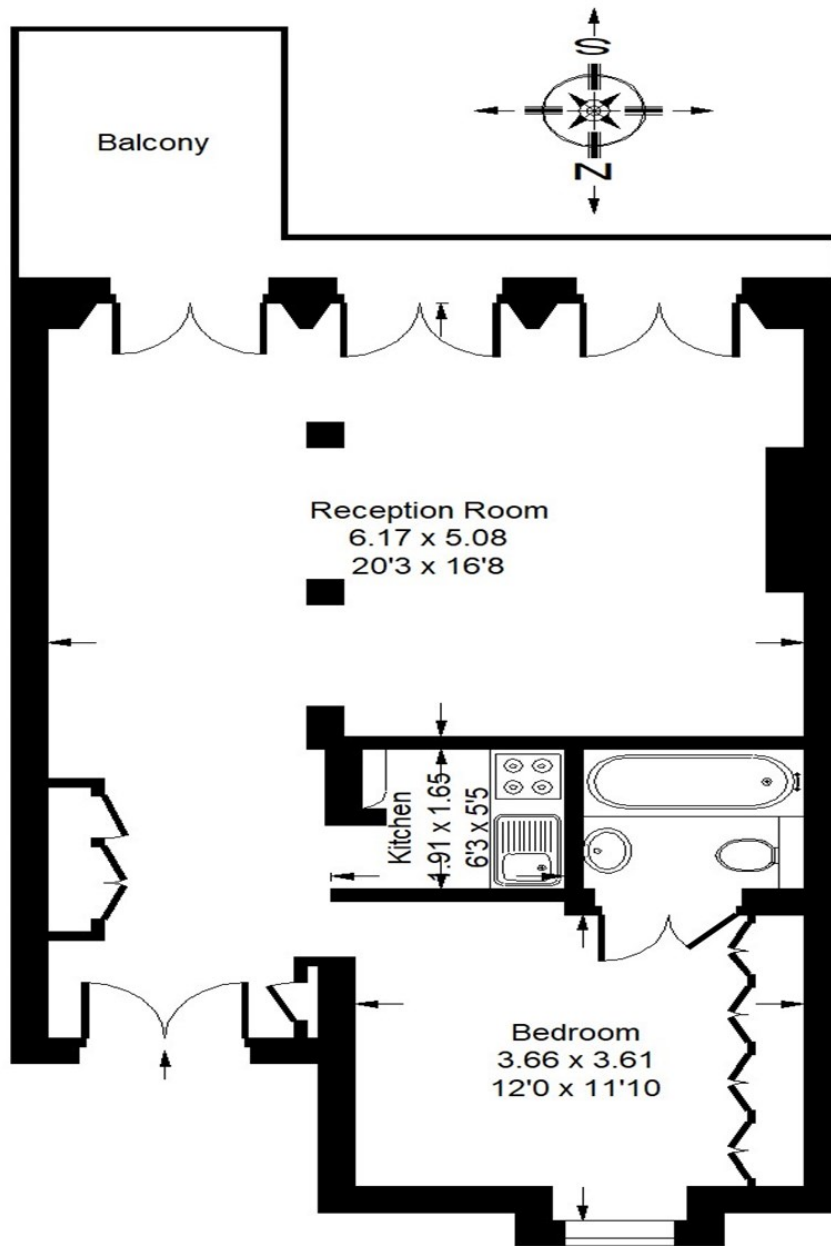
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**Other offices** North Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

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Approx. Gross Internal Area  
59 sq m / 636 sq ft



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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