



LEXHAM GARDENS, W8



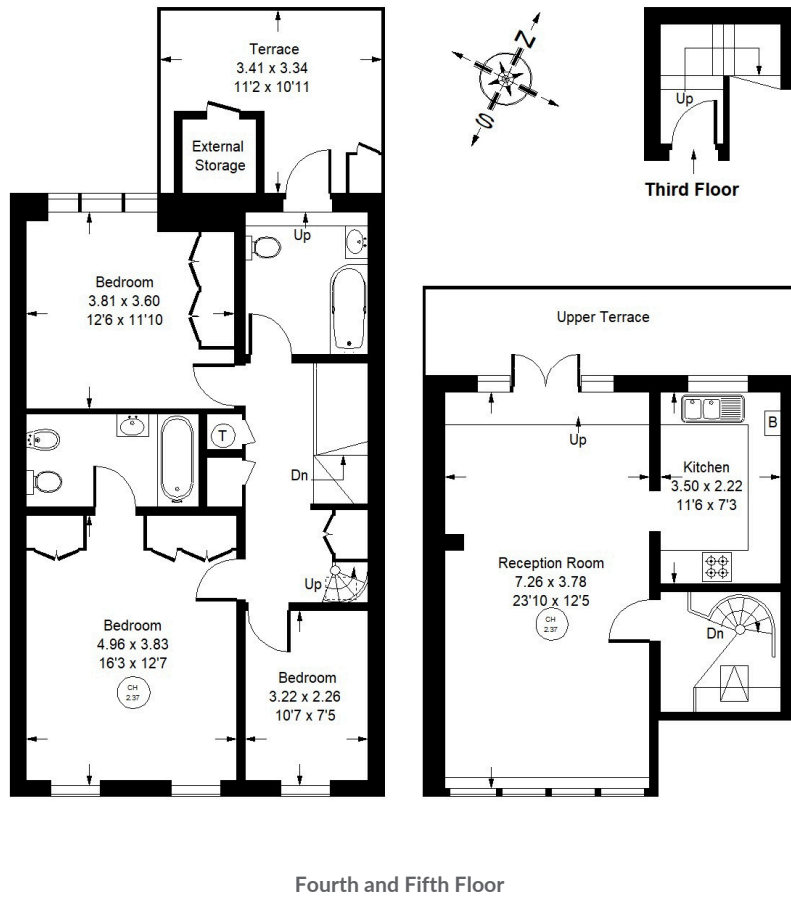
Lexham Gardens, W8

Occupying the top two floors of a handsome stucco-fronted building, this exceptional three-bedroom duplex combines abundant natural light, privacy, and open rooftop views across Kensington. With two private terraces, a long 953-year lease and lift access, it offers both convenience and character in one of London's most sought-after addresses. The upper floor is designed for entertaining, with a bright open-plan reception/dining area and adjoining kitchen, flowing onto a private terrace, perfect for outdoor dining or evening drinks while enjoying Kensington's skyline. A contemporary spiral staircase leads to the bedroom level below. Here, a generous principal suite comes with its own en-suite bathroom, while two further bedrooms share a separate family bathroom. This bathroom opens directly onto the second terrace, creating a unique indoor-outdoor feel. Built-in cupboards throughout provide generous storage while preserving clean, elegant lines. Lexham Gardens is a highly regarded residential address between South Kensington and Kensington High Street, with boutiques, restaurants and everyday amenities on the doorstep.





Approx. Gross Internal Area = 110 sq m / 1,184 sq ft
 Terrace = 21.9 sq m / 236 sq ft



Lexham Gardens, W8 - Share of Freehold Local Authority - Royal Borough of Kensington & Chelsea

- Three Bedrooms, Two Bathrooms
- Two Private Terraces, with Far-reaching Views
- Top-floor Position with Exceptional Privacy
- EPC rating = D
- Council tax band = G



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.