



## LEXHAM GARDENS

Kensington W8



## AN IMPRESSIVE TWO BEDROOM APARTMENT

Located on the highly desirable Lexham Gardens, this second floor apartment offers a rare renovation opportunity.

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Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax band: G

Tenure: Share of freehold, approximately 973 years remaining  
Ground rent: Peppercorn

Service charge: £4,776.80 per annum, reviewed every year, next review due 2026

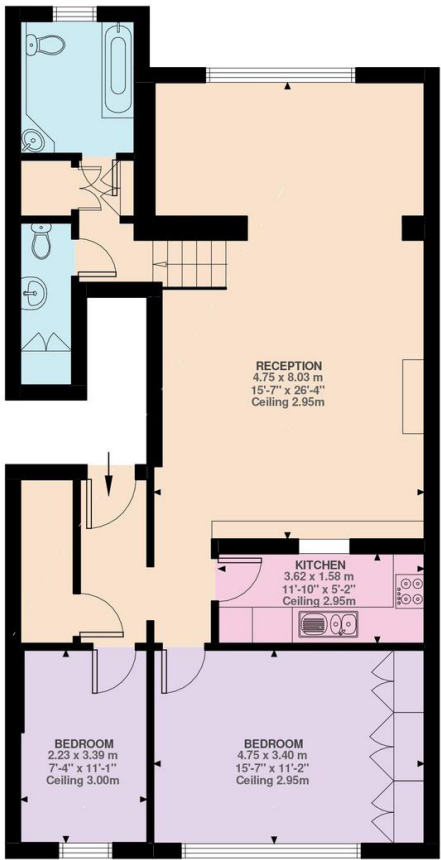
Guide Price: £1,100,000

Spanning approximately 1,000 sq ft, the property combines classic Kensington proportions with incredible natural light. The living area is designed for entertaining, boasting a dedicated dining area and separate kitchen. The apartment features high ceilings and views over one of the most beautiful private garden squares in W8. A generous principal bedroom with built-in storage and an additional spacious second bedroom makes for versatility. The property further benefits from a large family bathroom and separate WC.

Lexham Gardens is located just south of Kensington High Street which has an extensive array of shopping and eateries as well as excellent transport links. The open spaces of Kensington Gardens and Holland Park are both a short distance away.

\*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.

**Lexham Gardens, W8**  
Approximate Gross Internal Area  
90.76 SQ.M / 977 SQ.FT



Second Floor  
977 ft²

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

Approximate Gross Internal Area = 90.76 sq m / 977 sq ft

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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