



Lexham Gardens
London, W8

CHESTERTONS





This beautifully presented three-bedroom apartment has been finished to an exceptional standard throughout. It boasts a private terrace and a charming first-floor front balcony, offering additional outdoor space.

The apartment features three generously sized bedrooms, including a master suite with a walk-in wardrobe and en-suite bathroom. High ceilings throughout the property create a sense of space and elegance, enhancing the overall ambience of each room.

- Three bedrooms
- Three bathrooms
- Split-level
- Furnished
- Balcony
- Terrace

£8,450 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
Very energy efficient - ultra-low energy rated			
90-100	A		
81-90	B		
69-81	C	69	72
55-69	D		
49-55	E		
41-49	F		
35-41	G		
Not energy efficient - higher energy rated			
England, Scotland & Wales		EU Directive 2002/91/EC	

Minimum Term: 6 months
Deposit Required: £11,700.00
Local Authority: Kensington and Chelsea
Council Tax Band: F
EPC Rating: C
Furnished

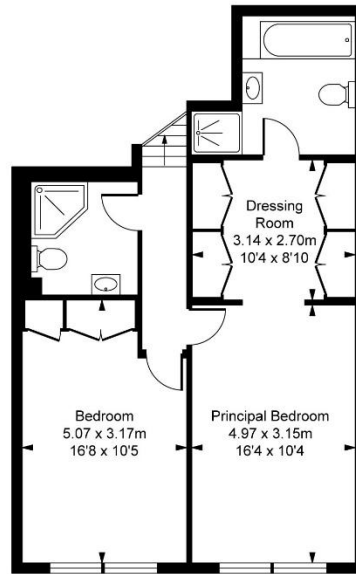
Chestertons Kensington Lettings

116 Kensington High Street
 Kensington
 London
 W8 7RW

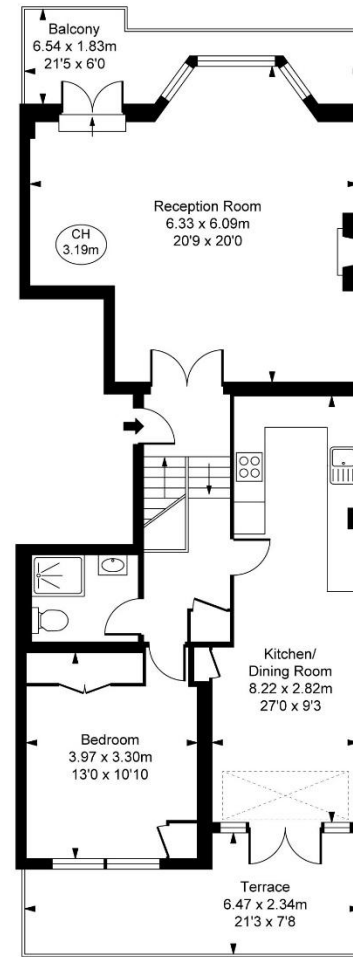
kensingtonlettingsusers@chestertons.co.uk
 02079377260

Lexham Gardens, W8
Approximate Gross Internal Area
136.53 sq m / 1,470 sq ft

(CH = Ceiling Heights)



Raised Ground Floor
Approximate Gross Internal Area
56.13 sq m / 604 sq ft



First Floor
Approximate Gross Internal Area
80.40 sq m / 865 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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