



LEXHAM GARDENS

Kensington W8



A WONDERFULLY LIGHT TWO BEDROOM GARDEN FLAT

Set on the lower ground floor of an elegant stucco-fronted period conversion on Lexham Gardens, W8.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold, approximately 970 years remaining

Service charge: £4,600 per annum (including reserve fund), reviewed every year, next review due 2026

Guide Price: £1,850,000



MEASURING APPROXIMATELY 1,600 SQ FT

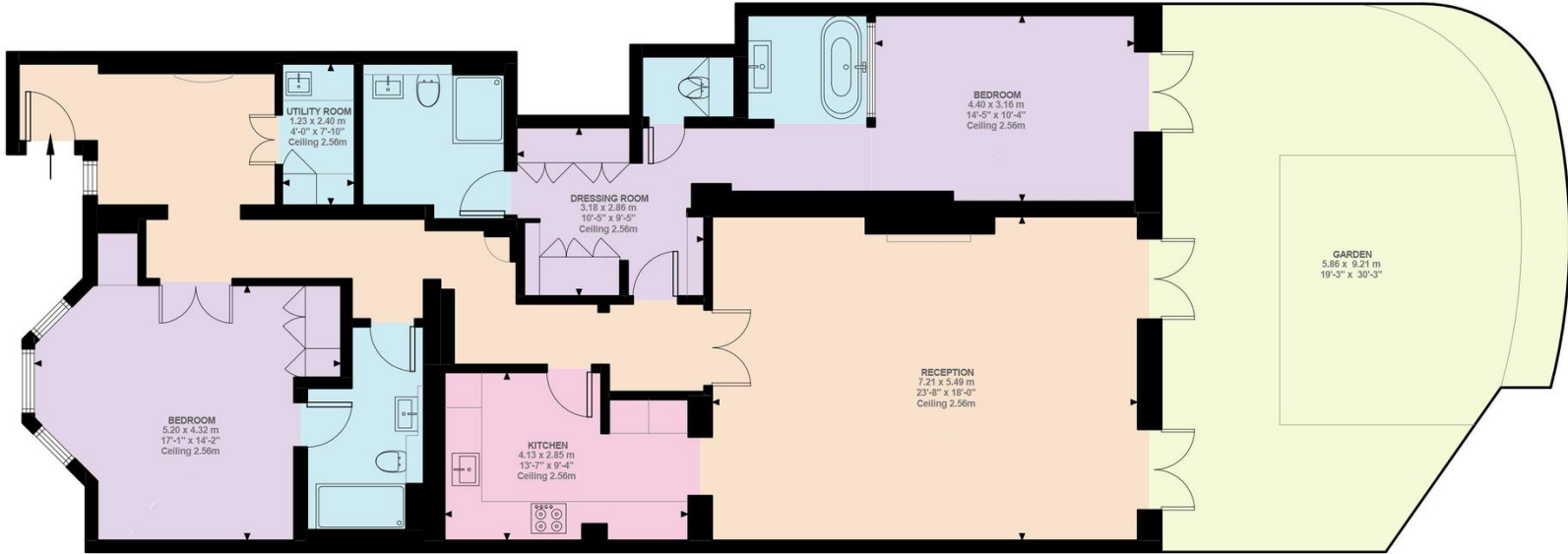
The property offers well-balanced accommodation throughout. It comprises a welcoming entrance hall, a generous reception room featuring a fireplace and French doors opening directly onto the private garden, and a separate modern fitted kitchen. The principal bedroom benefits from a dressing area and a stylish en suite bathroom, while the second double bedroom also enjoys an en suite bathroom, which additionally serves as a guest WC. Further features include excellent storage space throughout and a dedicated utility area.

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.





Lexham Gardens, W8
Approximate Gross Internal Area
149.85 SQ.M / 1613 SQ.FT



Lower Ground Floor
1613 ft²

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

Approximate Gross Internal Area = 149.85 sq m / 1613 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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