Knight Frank

LEXHAM MEWS

Kensington W8

AN IMPRESSIVE THREE-BEDROOM MEWS HOUSE

Set within one of Kensington's most charming cobbled mews, offering approximately 1,700 sq ft of thoughtfully designed accommodation arranged over four floors.

			EPC
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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: Unknown
Tenure: Freehold

Guide Price: £3,000,000

BEAUTIFULLY RENOVATED

The lower ground floor is dedicated to an impressive kitchen and dining room, designed for both everyday living and entertaining. Walnut cabinetry is complemented by quartz worktops, Carrara Royale marble flooring and a full suite of integrated Miele appliances. A separate utility area is discreetly positioned away from the main space, while a skylight introduces an abundance of natural light. A striking floating walnut staircase rises to the ground floor, where a spacious reception room extends to over 23 ft in length. This elegant living space features wide-board natural oak flooring, bespoke joinery and beautifully restored 200-year-old English brickwork, with large windows overlooking the mews. The entire first floor is devoted to a luxurious principal suite, complete with extensive built-in storage and a beautifully appointed en suite bathroom finished in Selena Beige marble. Two further double bedrooms occupy the second floor, each benefiting from its own en suite bathroom.

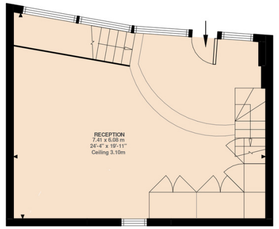
Lexham Mews, W8

Approximate Gross Internal Area

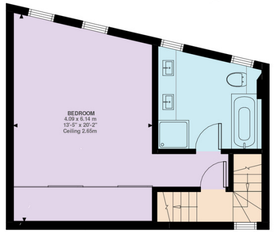
156.79 SQ.M / 1688 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

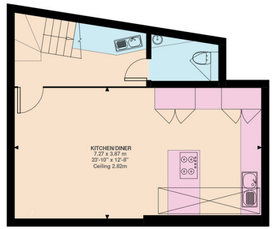
N



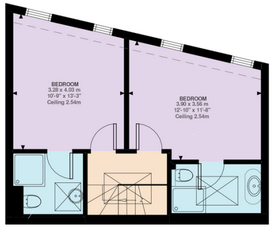
Ground Floor
449 ft²



First Floor
423 ft²



Lower Ground Floor
411 ft²



Second Floor
405 ft²

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

Approximate Gross Internal Area = 156.79 sq m / 1688 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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