Knight Frank



LEXHAM MEWS

Kensington W8



A BEAUTIFULLY REFURBISHED HOUSE TUCKED AWAY

Extending to approximately 2,125 sq ft, arranged across four floors and finished to an exceptional standard in the heart of Kensington.

			EPC
3	3	2	B

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

Guide Price: £3,500,000



A METICULOUSLY REBUILT MEWS HOUSE

The lower ground floor is dedicated to a superb open-plan living environment, with a kitchen, dining and reception area extending to almost 27 ft and centered around a striking island. Walnut cabinetry conceals integrated Miele appliances, while quartz worktops and Carrara Royale marble flooring contribute to the refined aesthetic. A separate utility room and guest cloakroom complete the floor. On the ground floor, an impressive reception room stretches over 26 ft in length and benefits from large window. A floating walnut staircase with glass balustrades forms a striking architectural centre piece, while doors open directly onto a private patio. The entire first floor is devoted to an elegant principal suite, featuring fitted wardrobes 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 luxurious en suite bathroom, offering excellent accommodation for family and guests.





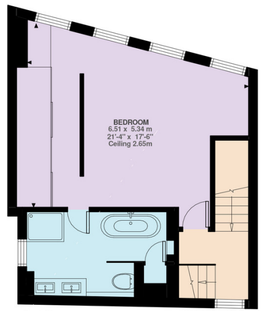




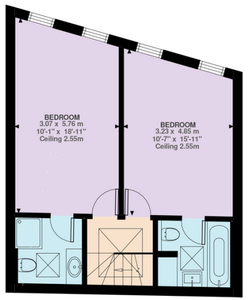


Lexham Mews, W8

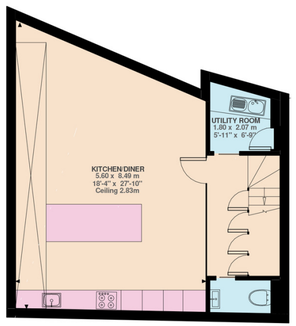
Approximate Gross Internal Area
197.41 SQ.M / 2125 SQ.FT



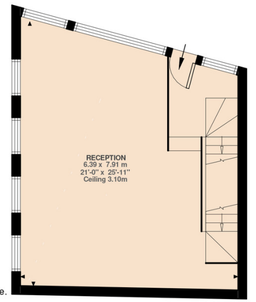
First Floor
541 ft²



Second Floor
487 ft²



Lower Ground Floor
595 ft²



Ground Floor
502 ft²

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

Approximate Gross Internal Area = 197.41 sq m / 2125 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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Your partners in property

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