

To Let 4 bed flat

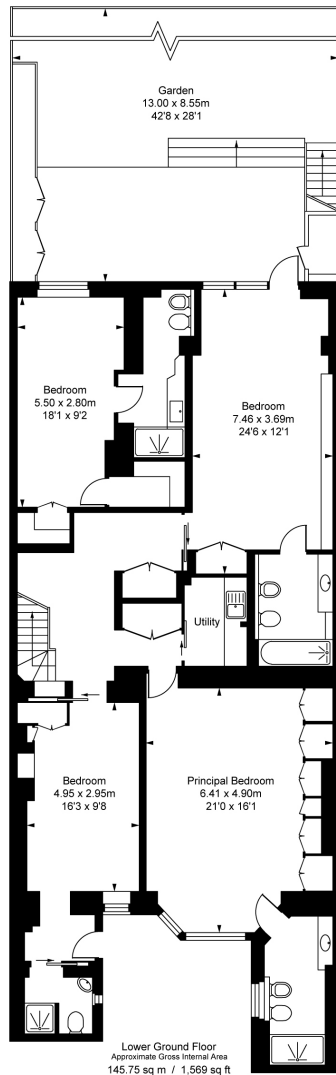


- › High end finish combined with period features
- › Fabulous triple reception room
- › Gorgeous private garden and balcony
- › Wood flooring throughout

A beautifully presented maisonette, combining elegant period proportions with contemporary finishes, the property offers exceptional living space and a gorgeous private garden, ideal for both entertaining and comfortable day-to-day family living.

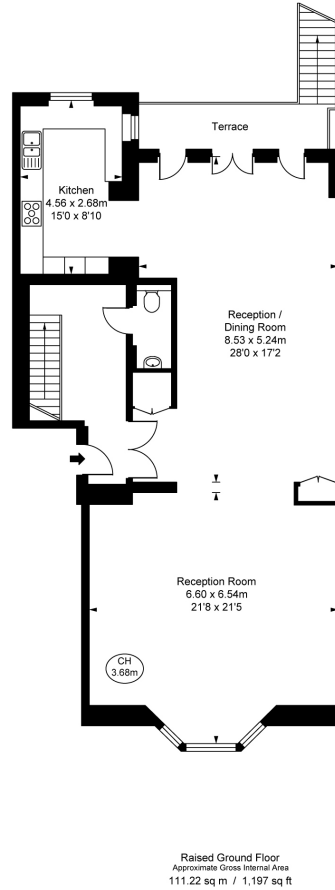






Lexham Gardens, W8
Approximate Gross Internal Area
256.97 sq m / 2,766 sq ft

(CH = Ceiling Heights)



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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A beautifully presented maisonette, combining elegant period proportions with contemporary finishes, the property offers exceptional living space ideal for both entertaining and comfortable day-to-day family living.

The impressive triple reception room is situated on the raised ground floor, featuring high ceilings, wood flooring throughout, and direct access onto a private terrace leading down to a beautifully maintained private garden — creating an ideal indoor-outdoor lifestyle space. A modern semi open-plan kitchen complements the entertaining areas, while air conditioning throughout ensures year-round comfort.

The property further benefits from excellent storage, four generously proportioned bedrooms, and four well-appointed bathrooms, all finished to a high standard, offering a rare combination of style, practicality, and privacy.

Ideally located on the sought-after Lexham Gardens, the property is perfectly positioned for the excellent shops, cafés, and restaurants of Kensington, South Kensington, and Gloucester Road. Residents benefit from easy access to the open green spaces of Hyde Park and Holland Park, while Gloucester Road and Earl's Court stations provide convenient transport links across London via the District, Circle, and Piccadilly lines. The area is also well regarded for its excellent schools, cultural attractions, and vibrant yet refined neighbourhood atmosphere.

Holding deposit: Equal to 1 weeks rent

Security deposit: Equal to 6 weeks rent

Borough: Kensington & Chelsea

Council tax band: H

EPC rating: C

Lease length: Minimum term of 6 months