



Lexham Gardens
Kensington, W8

CHESTERTONS





A newly refurbished bright and spacious two double bedroom flat on the third floor (lift) of this well-maintained period conversion.

This apartment has wooden floors throughout, double bedroom with built in storage. Principle bedroom with ensuite bathroom, built in storage and French doors. Neutral decoration, good storage space throughout and access to communal gardens.

Generous reception room, eat in kitchen. Ideally positioned for Kensington and a short distance to Gloucester Road/South Kensington.

- Reception Room/Dining Room
- Separate Kitchen/Breakfast Room
- Master Double Bedroom with ensuite Bathroom
- Second Double Bedroom
- Further Bathroom
- Two Private Balconies

£4,950 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
92-100	A		83
81-91	B		
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EU Directive 2002/91/EC

Minimum Term: 6 months
Deposit Required: £6,853.85
Local Authority: Kensington and Chelsea
Council Tax Band: F
EPC Rating: C
Unfurnished

Chestertons Kensington Lettings

116 Kensington High Street
 Kensington
 London
 W8 7RW

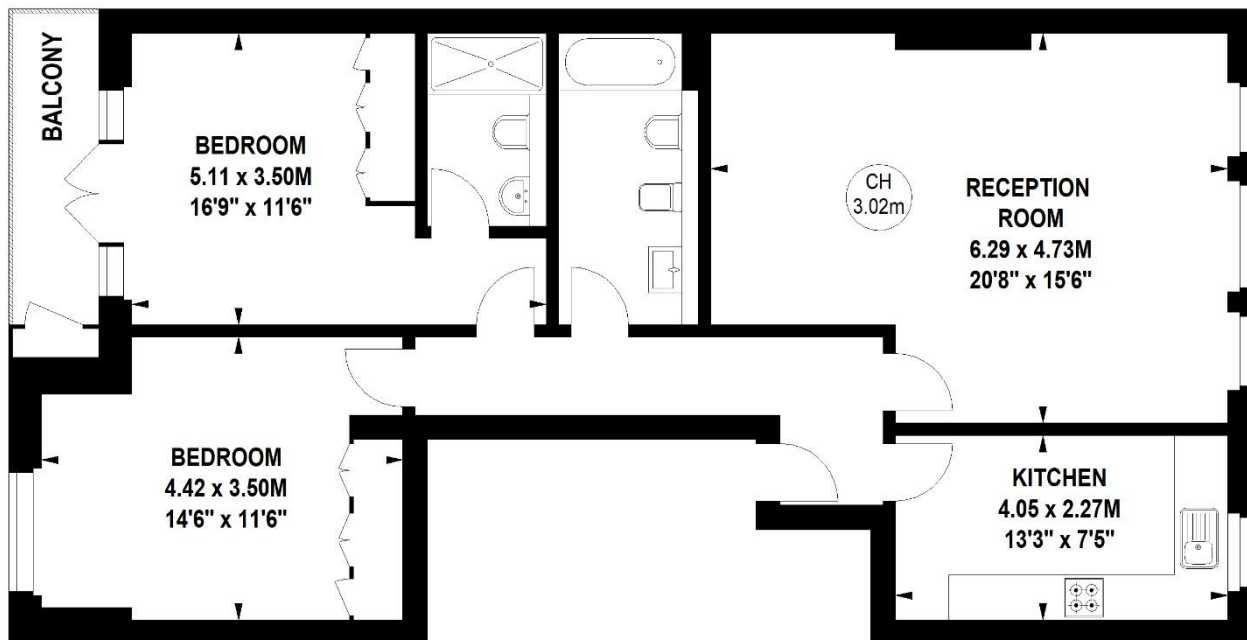
kensingtonlettingsusers@chestertons.co.uk
 02079377260

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Approximate gross internal area

85.93 sq m / 925 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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