



A PEACEFUL, SPACIOUS, BRIGHT AND IMMACULATE 2 BEDROOM FLAT

A peaceful, spacious, bright and immaculate 2 bedroom flat (760 Sq. Ft) situated on the third floor of one of London's most beautiful and well located areas, in the heart of this exclusive neighborhood.

Presented to a high standard, the apartment comprises an exceptionally bright orientation with quality fittings, well configured reception/kitchen/dining area, plus entrance hall, two double bedrooms (both with high-quality fitted wardrobes), both with ensuite bathrooms plus a guest WC. The apartment enjoys great light from the many large sash windows with high ceilings (over 3 m) in all the principal rooms, adding to the exceptional sense of space and brightness, with wooden flooring throughout the apartment. The building is entered on the raised ground floor and the flat/apartment is entered on the third floor of this impressive building forming part of a fine stuccoed terrace. Residents' parking for The Royal Borough of Kensington and Chelsea is available.

Available from September 2023.





ACCOMMODATION

Entrance hall: Reception Room/Kitchen/Dining with three south facing windows: Two double bedrooms facing the rear of the property: Both bedrooms have en-suite facilities: Guest WC: Extensive Storage to bedrooms hallway plus significant overhead storage: Gross Internal Area: 760 Sq Ft/ 70.61 Sq M Approx.

LOCATION

Lexham Gardens is within easy reach of a wide variety of high end shops and facilities of Kensington High Street, the shops of Stratford Road and Gloucester Road/South Kensington, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, High Street Kensington and Earls Court, stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. The Victoria & Albert Museum and the Science & Natural History Museums are close by as well as both Knightsbridge shopping (Harrods) and Westfield (a 10 minute bus ride).



CLOSE TO EXCELLENT AMENITIES



Price: £850 Per Week

Terms Deposit: 5 Weeks Rent

Length of tenancy: 12 to 36 months to be negotiated

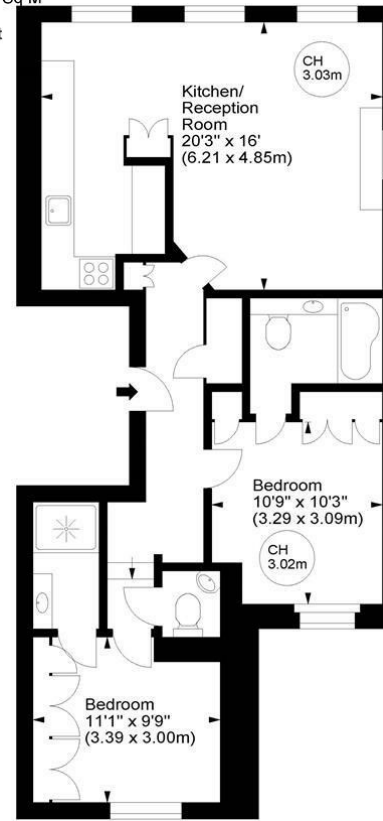
Council Name: The Royal Borough of Kensington & Chelsea

Council Tax Band: F

EPC Rating: C

Lexham Gardens, W8

Approx. Gross Internal Area
760 Sq Ft - 70.61 Sq M
Key :
CH - Ceiling Height



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FEATURES

- Extensive Storage
- Guest WC
- EPC Rating: C
- Fitted Wardrobes
- En-suite Bathrooms
- Sash Windows
- High Ceilings
- Wooden Flooring
- Furnished
- The Royal Borough of Kensington and Chelsea



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