



Lexham Gardens, Kensington, W8

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Lexham Gardens, Kensington, W8

A beautifully finished and recently refurbished one bedroom apartment situated on the raised ground floor of a handsome, white stucco fronted period conversion.

The apartment is well-proportioned and provides a generous reception room complete with herringbone wood flooring and high ceilings, a stylish open-plan kitchen and a utility room for additional storage. Quietly situated at the rear is a double bedroom with fully fitted storage and an elegant en suite bathroom, complete with underfloor heating. The property further benefits from access to a resident only communal garden.

Lexham Gardens is located south off Kensington High Street and therefore benefits from the excellent shopping and transport facilities in the area. The green spaces of Hyde Park, Kensington Gardens and Holland park are all within easy reach.

Kitchen/reception room | Bedroom | Bathroom
Utility room | Loft storage | Access to communal gardens | EPC Rating D

Terms

Tenure: Leasehold (125 years from 25 March 1999)

Service Charge: £2,771.61 for the period 25 March 2023 – 24 March 2024

Ground Rent: £150 per annum

Council Tax: Band C

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £799,950

Kensington

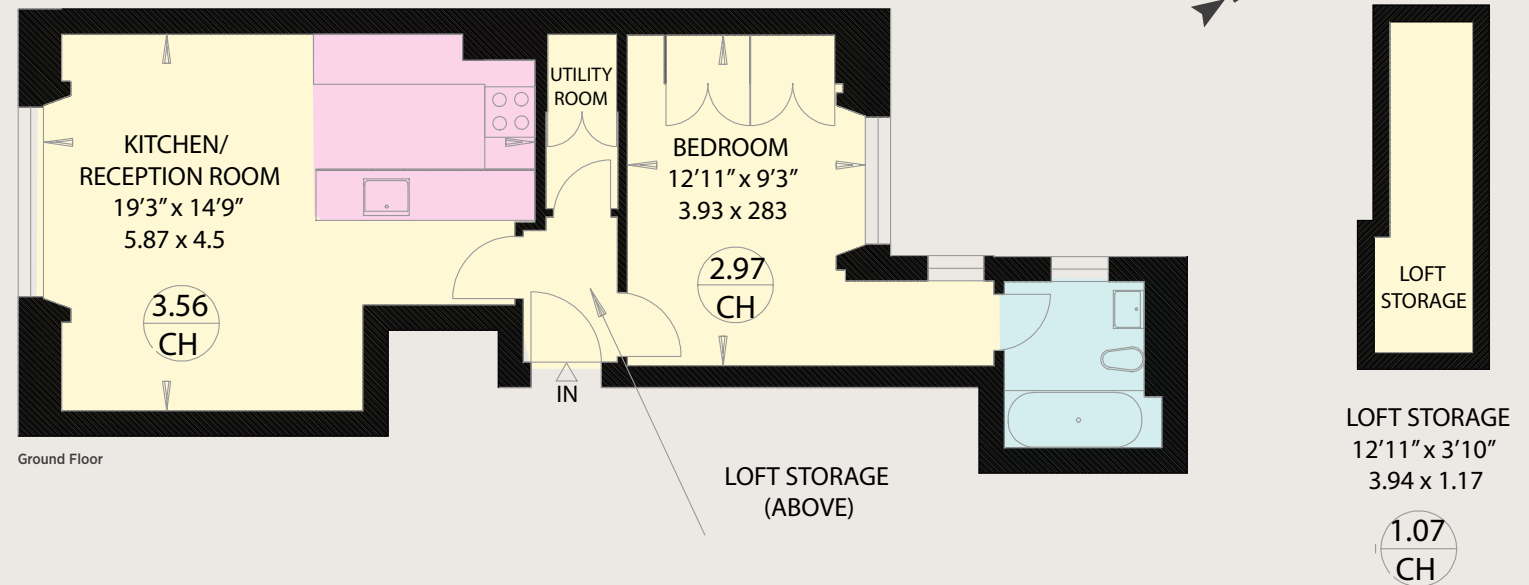
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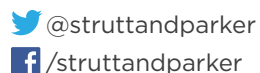


Approx. Gross Internal Area 525 sq ft (48.7 sq m) including store



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