

Ground and Lower Ground floor maisonette, Lexham Gardens Kensington, W8



An impressive ground floor three bedroom maisonette with a sensational 71 ft south facing private garden.



**2 RECEPTION
ROOMS**



3 BEDROOMS



3 BATHROOMS



**SHARE OF
FREEHOLD**



1,868 SQ FT



**ASKING PRICE
£2,950,000**



**71 FT
SOUTH FACING
GARDEN**

The property

This very special maisonette comprises 1,868 sq ft, laid out over the raised ground and garden floors of this attractive period building. All the living space is on the upper floor and includes an impressive and well proportioned reception room at the front of the building and then a large kitchen family room at the back overlooking and with access to the 71 ft garden. On the garden floor are three bedrooms and three bath/shower rooms.

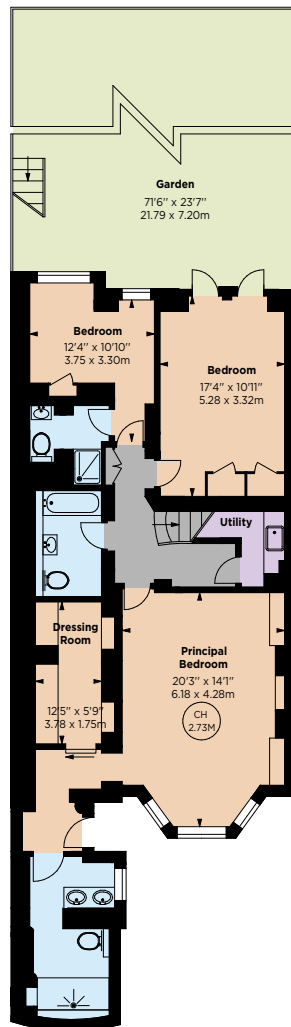
Location

Lexham Gardens is located south of Kensington High Street and therefore benefits from the excellent shopping and transport facilities in the area. Holland Park and Kensington Gardens are also nearby.

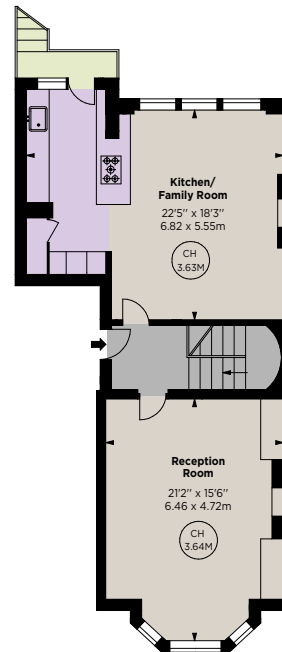




Key :
CH - Ceiling Height



LOWER
GROUND FLOOR



RAISED GROUND FLOOR



Floorplans

Gross internal area 1,868 sq ft (173.54 sq m)
For identification purposes only.

General

Tenure: Leasehold 125 years from 1st January 1980
plus a Share of Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: For the period 1st January 2024 - 31st December 2024, £9,669.60 plus a contribution to the reserve fund of £2,160.00

Council Tax: Band G

EPC Rating: D

Parking: On street residents' parking

Broadband: Available

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

