

Lexham Gardens
Kensington, W8

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive two-bedroom apartment with a south facing reception room and lift access.

The apartment features a spacious south facing reception room flooded with natural light. Two generously sized double bedrooms both of which are serviced via two separate bathrooms. Positioned on the third floor of a period white stucco fronted building the apartment benefits from lift access.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



LIFT



SHARE OF FREEHOLD



745 SQ FT



**ASKING PRICE
£990,000**



The property

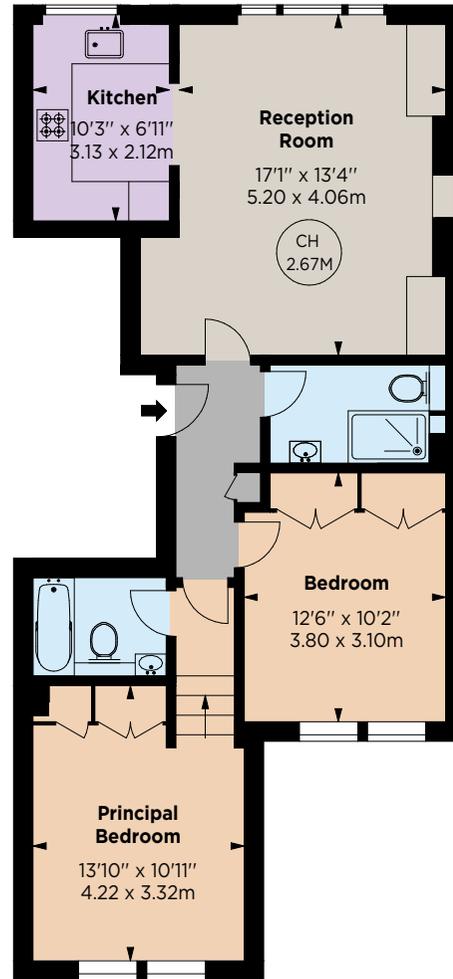
The apartment features a spacious south facing reception room. Set on the third floor of an attractive and well-maintained building with lift access the apartment is presented in excellent condition throughout comprising approximately 753 square feet. The property will make an ideal first time purchase, investment property or pied-à-terre.

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.







THIRD FLOOR

Floorplans

Gross internal area 745 sq ft (69.21 sq m)

For identification purposes only.

General

Tenure: Share of Freehold (999 years from January 1st 2011)

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £5,971.30 per annum (includes contribution to reserve fund)

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: C

Parking: Royal Borough of Kensington & Chelsea residents permit available

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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Kensington

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