

Lexham Gardens,  
Kensington



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& Parker

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## A tasteful two-bedroom duplex apartment on a beautiful street of white stucco townhouses.

Beautifully designed and decorated, with a bright and spacious living space near Kensington High Street.

Stepping into the apartment on the second floor, a staircase leads up to the generous reception room. As well as separate dining and seating areas, this space includes an open-plan kitchen with fitted units. South-facing rear windows create a double aspect and fill this space with brightness, while wooden floors and an impressive fireplace add to the overall elegance.

The third floor also contains a guest WC in the staircase hall. Furthermore, an overhead skylight floods this space with daylight. The fourth floor features a principal bedroom with dressing room and en suite bathroom, and a second bedroom offering an en suite bathroom with a bath.



### Location

Lexham Gardens is a grand street lined with white stucco townhouses, with a garden square at its eastern end. 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.

Postcode region: W8

### General

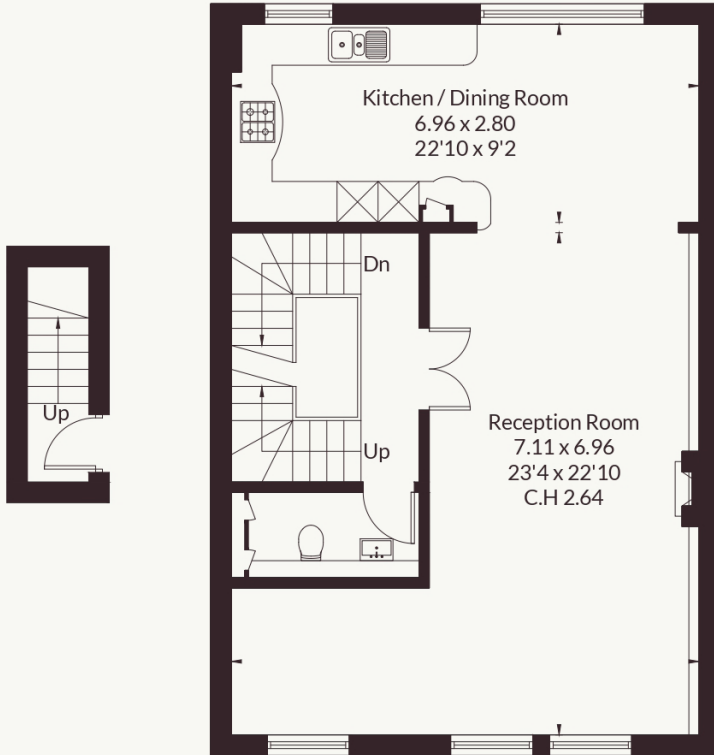
Tenure: Leasehold expiring 31/12/2105 plus Share of Freehold  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band G  
EPC Rating: C  
Service Charge: £9,147.32 per annum 2024/25  
Ground Rent: £100 per annum  
Parking: Residential permit  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,516 sq ft (140.8 sq m)  
Large reception with study area | Two double bedrooms  
Two en suite bathrooms  
Dressing room  
No onward chain  
Share of Freehold

Asking price £1,695,000

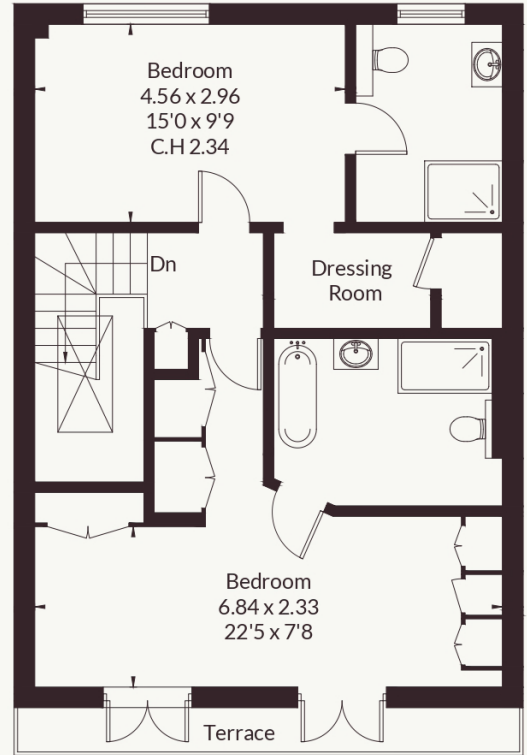


Approximate Floor Area = 140.8 sq m / 1516 sq ft



Third Floor

Fourth Floor



Fifth Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109352

## Strutt & Parker Kensington

103 Kensington Church Street, London W8 7LN  
020 7938 3666 | kensington@struttandparker.com



@struttandparker

struttandparker.com

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