

Lexham Gardens,
Kensington



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A recently renovated two bedroom, two bathroom apartment.

A beautifully presented period apartment that has benefited from an extraordinary refurbishment, with the utmost attention to detail and no expense spared in modernising its entirety, whilst maintaining key period features. This includes cabinetry, carpeting, bathroom, ceiling acoustic insulation and a hand-built kitchen with south facing roof balcony.

The apartment enjoys a bright and spacious reception with floor to ceiling panelling, central fireplace with mantle and display shelving, as well as smart entertainment and lighting systems. The open plan reception can comfortably accommodate large soft furnishings and a six-person dining table in the bay window. The principal bedroom, much like the rest of the property, enjoys balcony, views, and a peaceful, quiet atmosphere. The guest bedroom and bathroom have also been furnished to an exceptional standard.

A perfect apartment for young professionals, downsizers, investors, or those looking for a pied a terre.



Location

Lexham Gardens is a garden-square-facing grand street lined with white stucco townhouses. Location to the South of Kensington High Street and tube station. The property benefits from excellent access to shopping, cafes, and restaurants in the area. Holland Park and Kensington Palace Gardens are also within striking distance.

Postcode region: W8

General

Tenure: Share of Freehold (953 years unexpired)
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax: Band G
EPC Rating: E
Service Charge: Approximately £2,000 pa inc. insurance and communal cleaning. A share of management and repairs are charged to apartments on a pro rata basis, as and when required.
Ground Rent: £50 per annum
Parking: Resident permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

964 sq ft (89.56 sq m)

Garden square access

Balcony

Principal bedroom with en suite and built in storage

Period features

Share of Freehold

Guide price £1,900,000

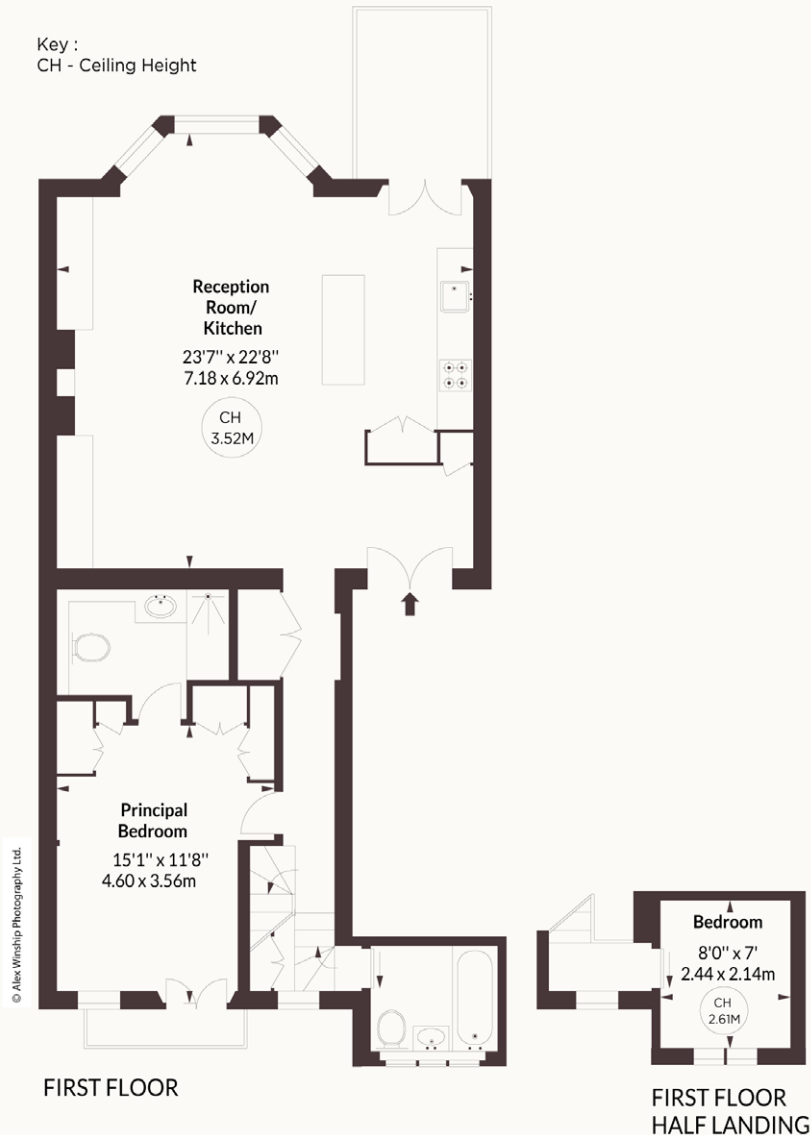


Lexham Gardens, W8

APPROX. GROSS INTERNAL AREA *
964 Sq Ft - 89.56 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Strutt & Parker Kensington

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