

Lexham Mews

Kensington, W8



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A brand new two-bedroom freehold house for sale in Kensington.

The house has been architecturally designed to the highest standards boasting a large and beautifully designed eat-in kitchen and a bright and spacious reception room with excellent volumes on the ground floor. There is separate utility area, a guest cloakroom, two spacious en suite bedrooms along with a patio on the ground floor. Comfort cooling throughout and PCC guarantee. Off-street parking by separate negotiation.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



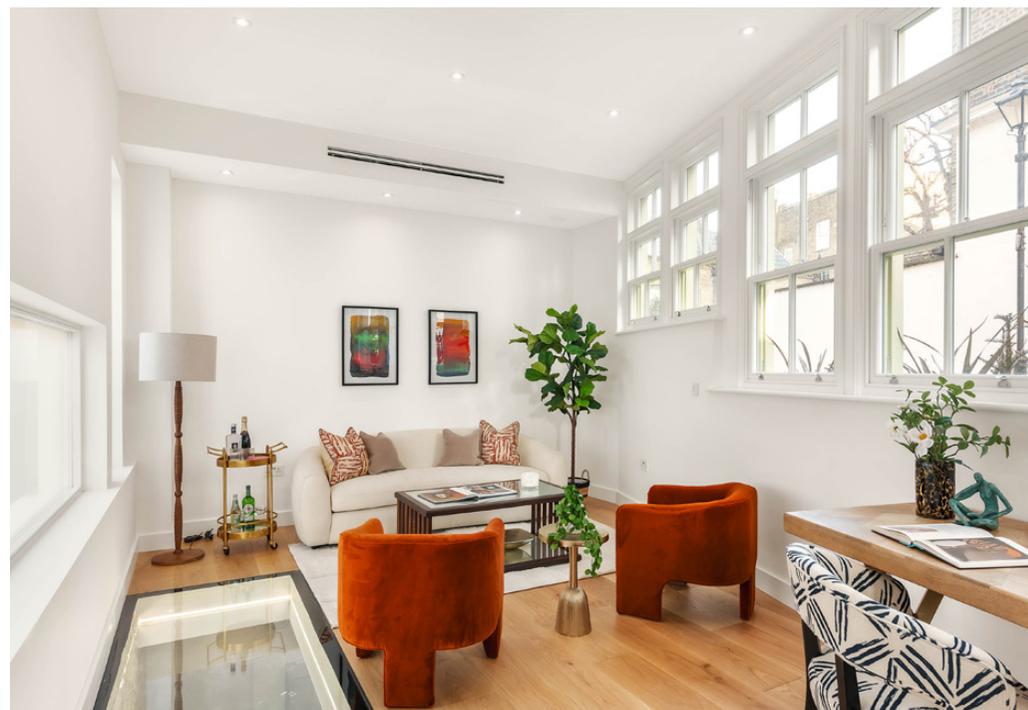
FREEHOLD



1,304 SQ FT



**ASKING PRICE
£2,500,000**



The property

One of three incredibly rare, brand newly constructed mews houses set behind period facades on a quiet cobbled Mews, moments from the shops and restaurants of Stratford Village. All three properties come with a 7-year PCC guarantee and have been fastidiously designed with an ecofriendly mindset and sustainable natural materials. These houses have been completely rebuilt and offer a standard of excellence that is rarely achieved. Lexham Mews provides the latest in modern technology discreetly integrated into the classic interiors, achieving the perfect balance between traditional and modern living. The property benefits from an abundance of natural light with sash double glazed windows on the front, rear, and side elevations, combined with rooflights flooding the house with light from above. The ceiling heights of circa 3m on the principal floors add to the feeling of space. Cat 6 cabling, mechanical ventilation with heat recovery and comfort cooling systems are in all three houses. The facades of the properties are a beautiful, reused English brick (approx. 200 years old).

Location

Lexham Mews is situated just off Lexham Gardens, south of Kensington High Street, and therefore benefits from the shopping and transport facilities in the area (Kensington High Street – District and Circle line) and Earls Court (Piccadilly and District Line). The green spaces of Holland Park and Kensington Gardens are also nearby.





Floorplans

Gross internal area 1,304 sq ft (121.2 sq m)
including 3.5 sq m of under 1.5m area
For identification purposes only.

General

Tenure: Freehold

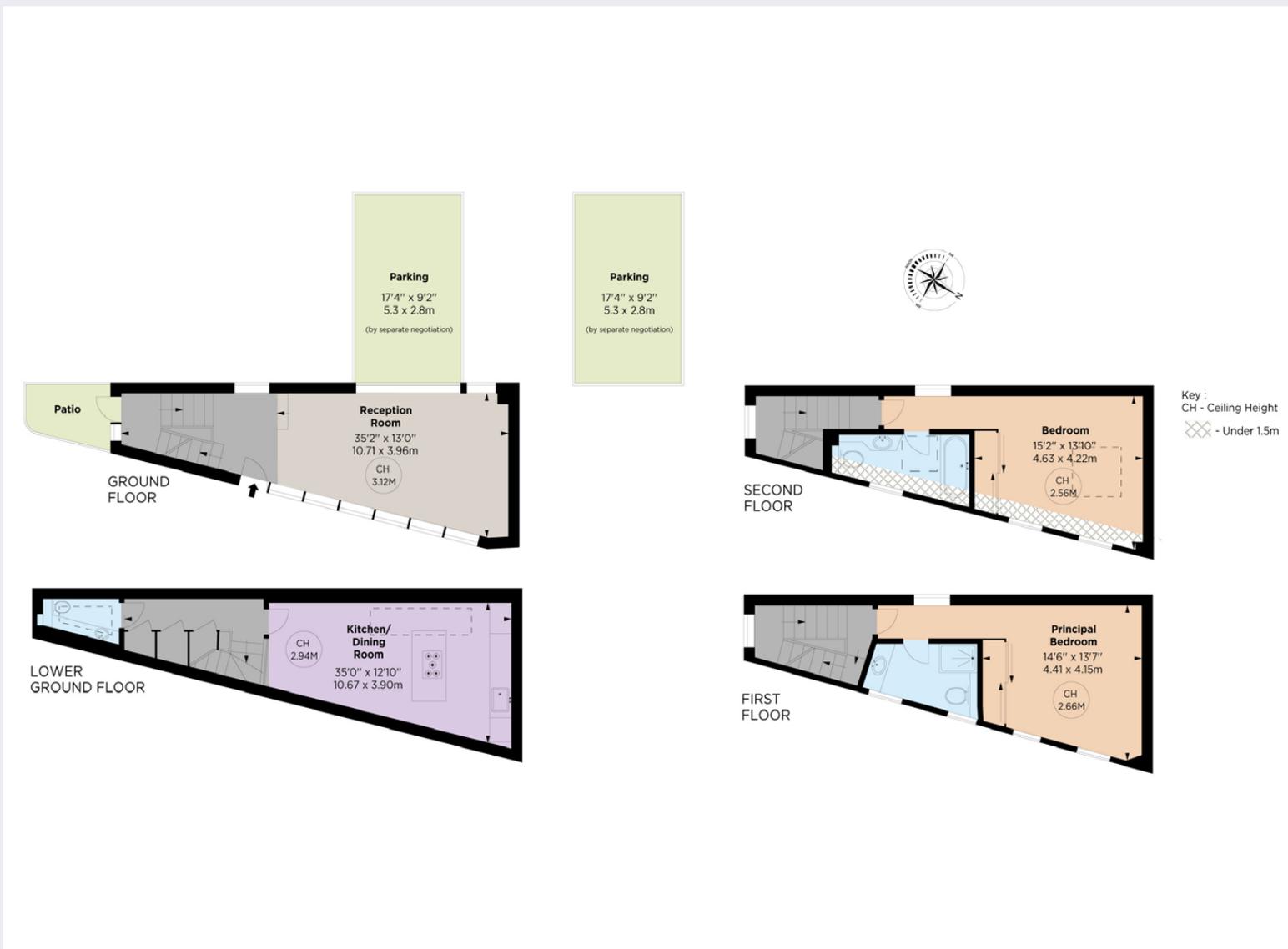
Local Authority: The Royal Borough of Kensington
and Chelsea

Council Tax: Band F

EPC Rating: B

Parking: Royal Borough of Kensington and Chelsea
parking permit (separate private parking space(s)
available by separate negotiation)

Mobile coverage and broadband: Information can
be found here: [https://checker.ofcom.org.uk/en-gb/
mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)



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 January 2026. Particulars prepared January 2026. 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.

