

Lexham Mews

Kensington, W8



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A newly refurbished freehold mews house, perfectly positioned in the heart of Kensington.

The property has been completely remodelled to an exacting standard, offering approximately 1,568 sq ft of internal living space with an additional 150 sq ft of private terraces.



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



FREEHOLD



1,568 SQ FT



**ASKING PRICE
£2,850,000**



The property

The property combines a classic exterior with a modern, technology-led finish, featuring bespoke oak flooring, Arabescato marble detailing, and a comprehensive home automation system including underfloor heating, air conditioning, and Crestron/Lutron controls. The upper floor is designed for both entertaining and daily living, featuring an open-plan layout and a kitchen fitted with a full suite of Miele appliances, a wine cooler, and a Quooker tap. There are three double bedroom suites, each with its own en-suite bathroom, while the principal suite further benefits from a dedicated private dressing room. Private outdoor space is accessible via terraces on both the first and second floors.

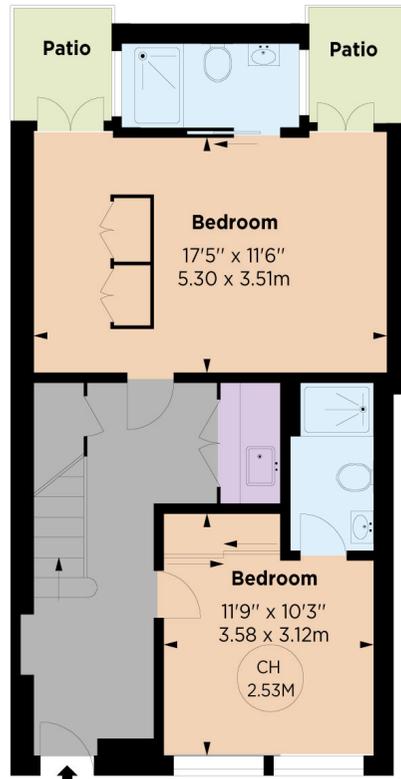
Location

Lexham Mews is a quiet cobbled Mews 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.

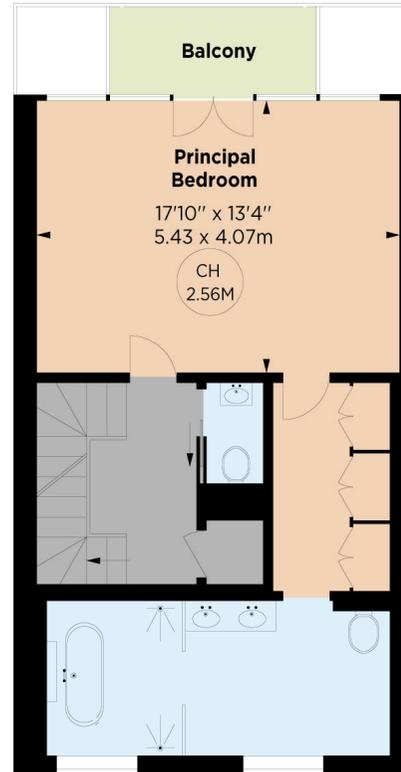




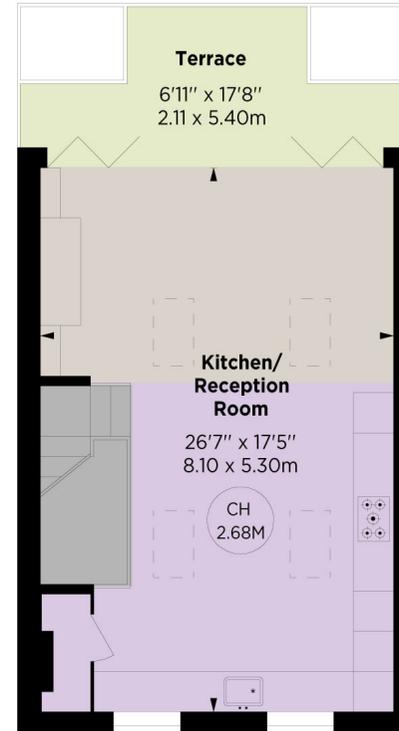
Key :
CH - Ceiling Height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floorplans

Gross internal area 1,568 sq ft (145.69 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC Rating: D

Parking: Residents' permit

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

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