

# Lexham Mews

Kensington, W8



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A brand new three bedroom freehold house for sale in Kensington.

This beautiful and wide three-bedroom brand new mews house flooded with light, is located in the highly desirable location of Lexham Mews.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,100 SQ FT**



**ASKING PRICE  
£3,950,000**



### The property

The property has been architecturally designed and to the highest standards boasting a large eat-in kitchen and a bright and super spacious reception room on the ground floor. This freehold house boasts a stunning open view down Lexham Mews, a grand principal suite on the first floor with two excellent en suite bedrooms on the second floor. There is a separate utility room, guest cloakroom, Comfort cooling throughout and PCC guarantee. Off-street parking by separate negotiation.

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. The property comes with a 7 year PCC guarantee and has been fastidiously designed with an ecofriendly mindset and sustainable natural materials. These houses have been completed 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

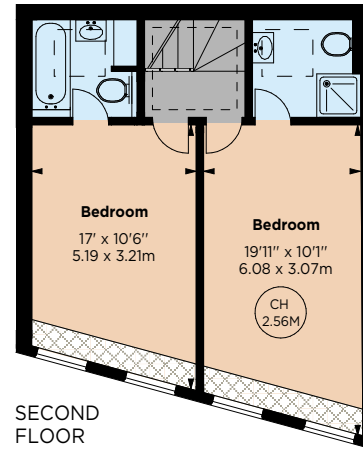
Lexham Mews is a quiet one-way situated just off Lexham Gardens, south of Kensington High Street, and therefore benefits from the shopping and transport facilities in the area (Kensington High Street - District and Circle line) and Earls Court (Piccadilly and District Line). The green spaces of Holland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





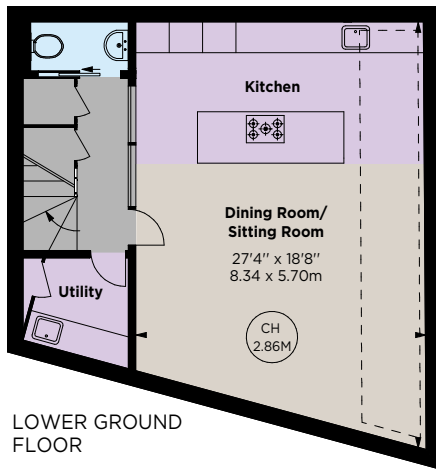


GROUND FLOOR

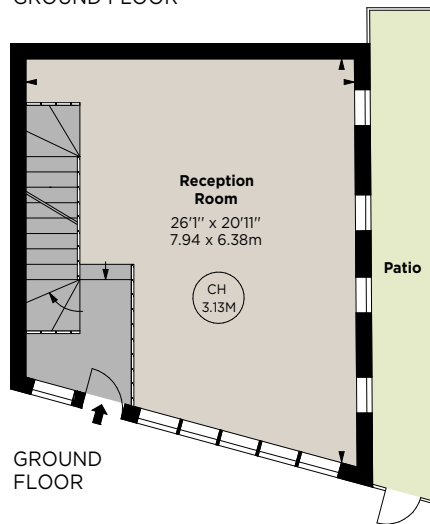


SECOND FLOOR

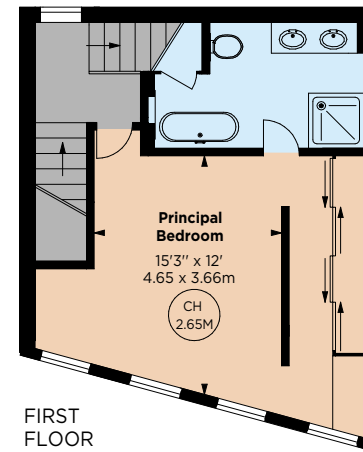
Key :  
 CH - Ceiling Height  
 - Under 1.5m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## Floorplans

Gross internal area 2,100 sq ft (195.09 sq m)  
 including 1.8 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: E

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>

## Kensington

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