

Lexham Mews

Kensington, W8



**STRUTT
& PARKER**
BNP PARIBAS GROUP

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

An immaculately finished three bedroom brand new mews house flooded with light, located in this highly desirable location.



2 RECEPTION
ROOMS



3 BEDROOMS



3 BATHROOMS



FREEHOLD



1,649 SQ FT



ASKING PRICE
£3,250,000



The property

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 a stunning principal bedroom suite on the first floor and two well proportioned bedrooms with en suites on the second floor. 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

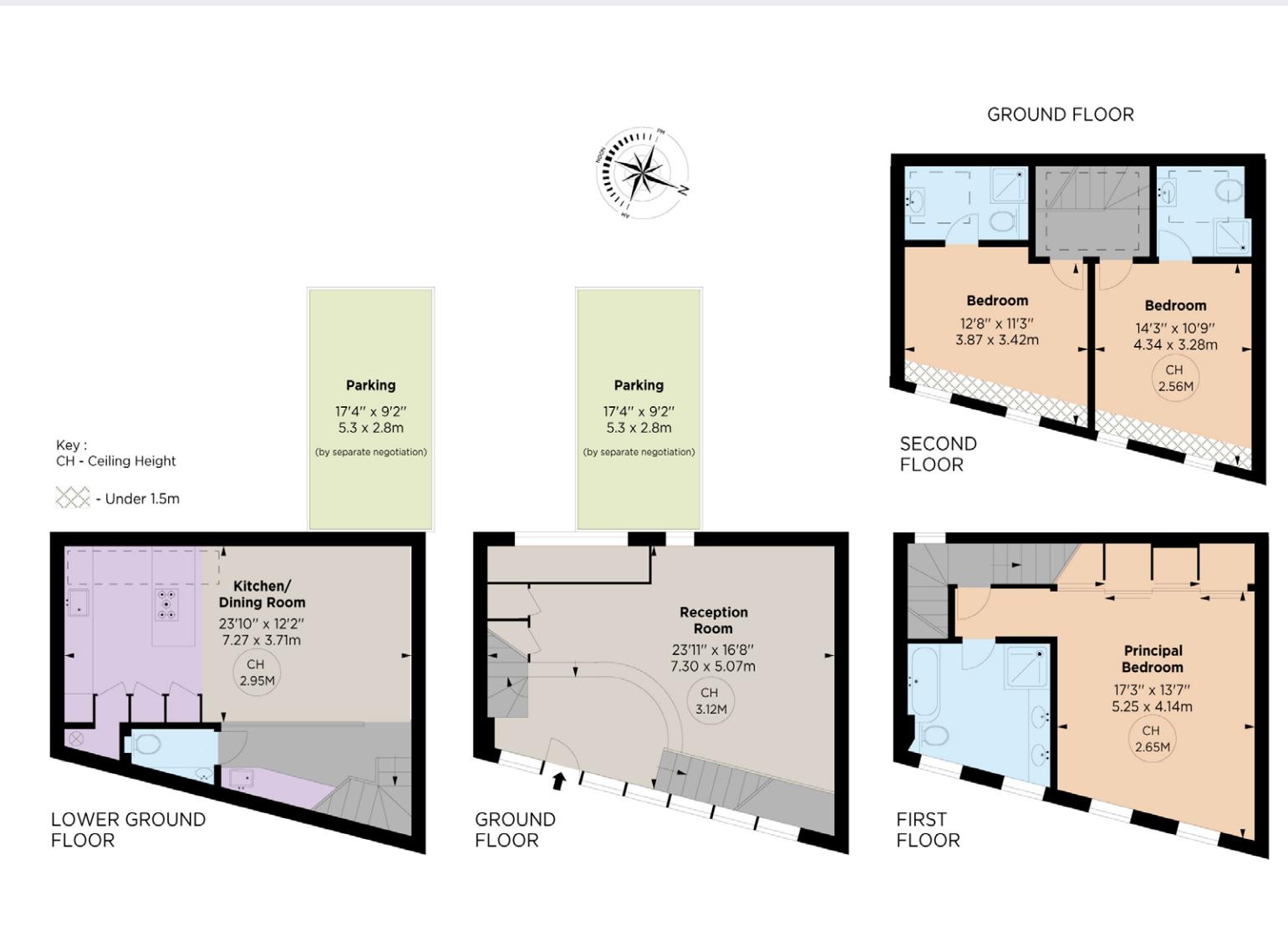
glazed windows on the front and rear elevations, combined with rooflights flooding the house with light from above. The ceiling heights of circa 3m on the principal floors add to the feeling of space. Cat 6 cabling, mechanical ventilation with heat recovery and comfort cooling systems are in all three houses. The facades of the properties are a beautiful reused English brick (approx. 200 years old).

Location

Lexham Mews enjoys a superb Kensington location, moments from the charming boutiques and cafés of Stratford Road and within easy reach of the transport and amenities of High Street Kensington. The area offers a true village atmosphere while being perfectly positioned for transport links (High Street Kensington and Earls Court), the open spaces of Holland Park and Kensington Palace Gardens and a selection of leading schools and institutions.







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Floorplans

Gross internal area 1,649 sq ft (153.19 sq m)
including 2.1 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>

Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com
struttandparker.com



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