



Lexham Gardens, Kensington, W8

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A beautiful three bedroom raised ground and lower ground apartment occupying approximately 1,237 sqft. The flat benefits from two lovely terraces, plenty of light throughout and access to the communal gardens.

Lexham Gardens is located south of Kensington High Street and therefore benefits from the excellent shopping and transport facilities in the area. Holland Park and Kensington Gardens are also nearby.

Entrance hall | Reception room/kitchen Principal bedroom with ensuite shower room Two further bedrooms | Utility area | Bathroom Shower room | Terrace EPC rating C | Tax band G

#### Terms

Tenure: Leasehold, 1,014 years from 26th March 1985, plus a Share of Freehold Service Charge: £4,489 per annum Quarterly service charge in advance for period 29th September 2024 – 24th December 2024 £1,122.15 Council Tax: Band G Local Authority: The Royal Borough of Kensington and Chelsea Asking Price: £1,750,000

## Kensington

103 Kensington Church Street, London W8 7LN

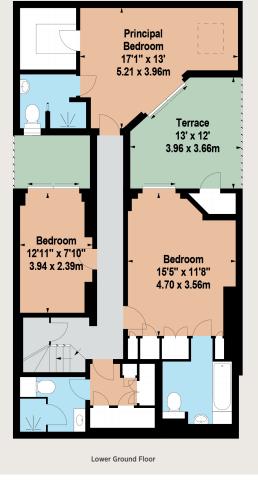
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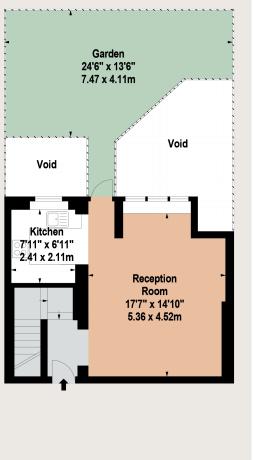






Approx. Gross Internal Area 1,237 sq ft (114.92 sq m)

Including all areas under 1.5m head height



Ground Floor

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