



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

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Approx. Gross Internal Area 1,237 sq ft (114.92 sq m)  
Including all areas under 1.5m head height

