



Lexham Gardens

Kensington, W8

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Perfectly positioned on Lexham Gardens with views over the communal gardens.

This spacious apartment is arranged over the raised ground floor and lower ground floor of a handsome period building.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,236 SQ FT



**ASKING PRICE
£1,295,000**



The property

The property consists of a well-proportioned reception room with high ceilings (3.48M), a well-equipped separate kitchen. A generous principal bedroom with en suite bathroom and separate dressing room benefitting from a wall of fitted storage. A further double bedroom, separate bathroom with shower and a study (with direct access to the private patio). There is also a spacious utility room along with access to substantial vault storage (not demised to the property). The private communal gardens are immaculately presented and are highly sought after within the Royal Borough of Kensington & Chelsea.

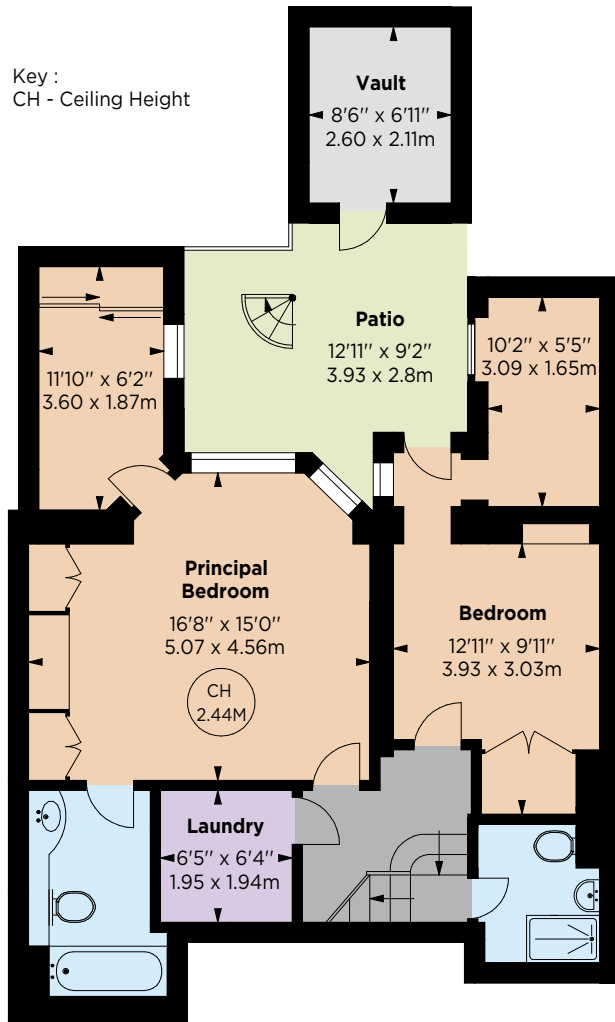
Location

Lexham Gardens (situated within a conservation area) 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.

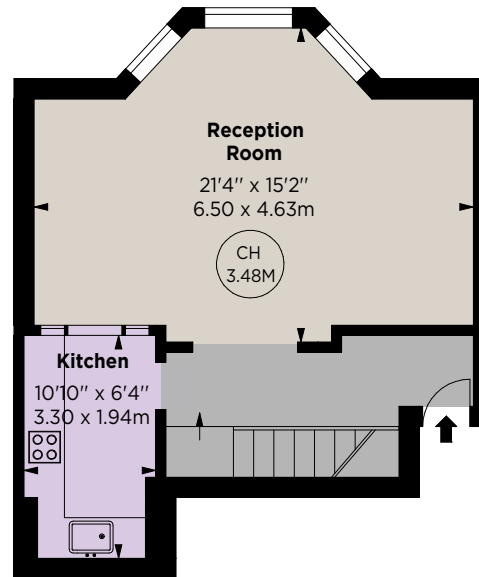




Key :
CH - Ceiling Height



LOWER
GROUND FLOOR



RAISED
GROUND FLOOR

Floorplans

Gross internal area 1,177 sq ft (109.34 sq m)
excluding vault

Gross vault area 59 sq ft (5.48 sq m)

Gross total area 1,236 sq ft (114.82 sq m)

For identification purposes only.

General

Tenure: Share of Freehold, 999 years from 25
December 1976

Local Authority: The Royal Borough of Kensington
and Chelsea

Service Charge: £454 paid monthly

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: F

Parking: Resident permit parking available

Broadband: Available

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Kensington

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