



LEXHAM GARDENS

KENSINGTON W8



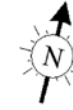


A RENOVATED AND WELL-DESIGNED TOP-FLOOR SPLIT-LEVEL APARTMENT FEATURING THREE BEDROOMS, TWO BATHROOMS, AND AN OPEN-PLAN LIVING AREA WITH ACCESS TO OUTDOOR SPACE.

The property includes a large roof terrace with views of a garden square. Finished to a high standard, it is located in a sought-after garden square in Kensington.

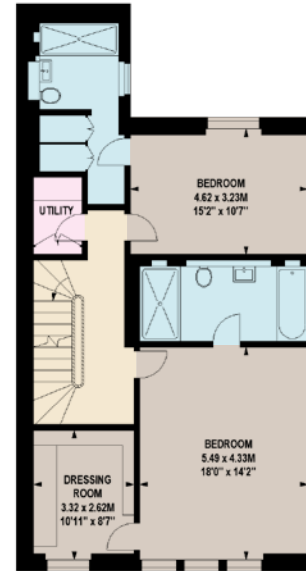


THIRD FLOOR
ENTRANCE
38 SQ FT

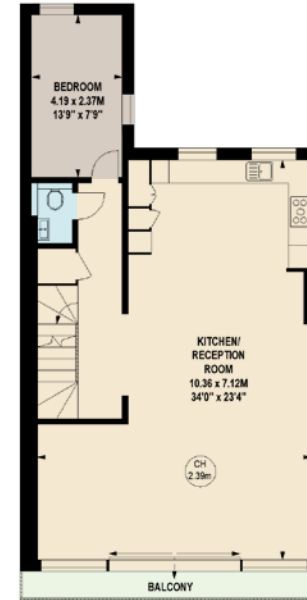


APPROXIMATE GROSS INTERNAL AREA
1,856 SQ FT / 172.42 SQ M

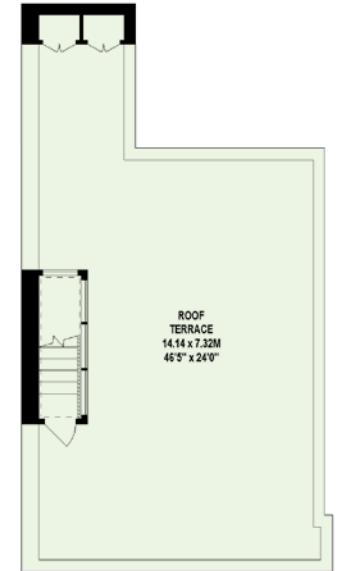
Key:
CH - Ceiling Height



FOURTH FLOOR
908 SQ FT



FIFTH FLOOR
888 SQ FT



SIXTH FLOOR
22 SQ FT

FEATURES

- Principal Bedroom with En-Suite Bathroom & Walk In Wardrobe ♦
- Two Further Bedrooms ♦
- Family Bathroom ♦ Guest WC
- Kitchen/Reception Room
- Utility Room ♦ Roof Terrace

PRICE £2,575,000

TENURE Share of Freehold with 85 Years Remaining

SERVICE CHARGE
Approx £3,150 per annum

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 76 | 82 |
| EU Directive 2002/91/EC | | | |



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These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.