



LEXHAM GARDENS, W8
£615,000 LEASEHOLD

**A BRIGHT ONE BEDROOM FLAT WITH LARGE RECEPTION ROOM
 OVERLOOKING A SHARED REAR GARDEN AND WITH ACCESS TO
 AN AWARD WINNING COMMUNAL GARDEN.**

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

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DESCRIPTION:

A bright one bedroom flat with large reception room overlooking a shared rear garden and with access to an award winning communal garden. The flat is situated on the lower ground floor of a post war block and the accommodation includes a south facing 24' reception room, a modern kitchen, double bedroom and a bathroom. Subject to permissions the flat could easily be converted into a comfortable two bedroom flat.

Lexham Gardens is a quiet tree lined street and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Gloucester Road. As well as the shared garden and communal garden the green open spaces of Kensington Gardens are also within easy walking distance.

ACCOMODATION:

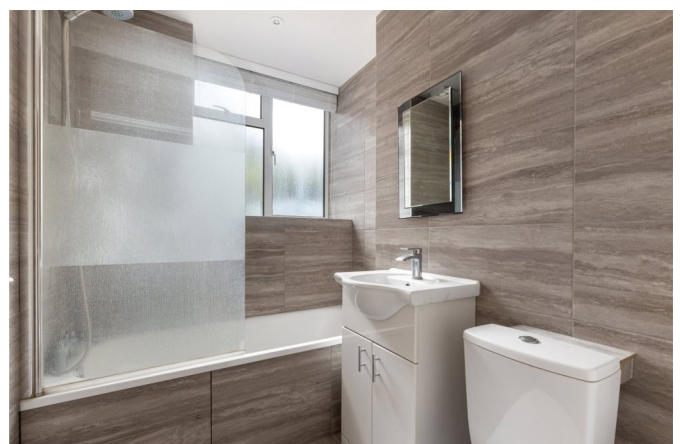
Entrance Hall | Reception Room | Kitchen | Bedroom | Bathroom

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

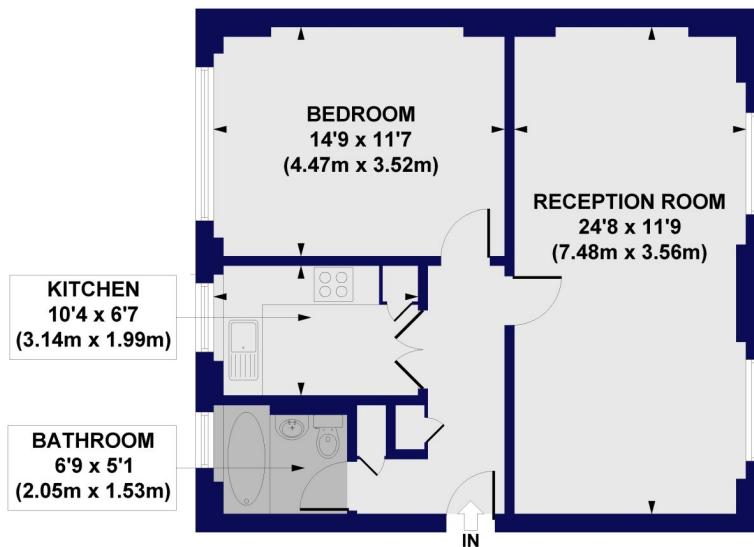
NEAREST PUBLIC TRANSPORT:

High Street Kensington
Gloucester Road
Earls Court





Lexham House, Lexham Gardens, W8
Approx. Gross Internal Floor Area 666 sq. ft / 61.87 sq. m



LOWER GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (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, Scotland & Wales | EU Directive 2002/91/EC | |

Lease: 999 years from 25 March 1981

Ground Rent: N/A

Service Charge: £1975 per annum

Reserve Fund: £1,500 per annum

Council tax band: F

Please note all figures are approximate

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