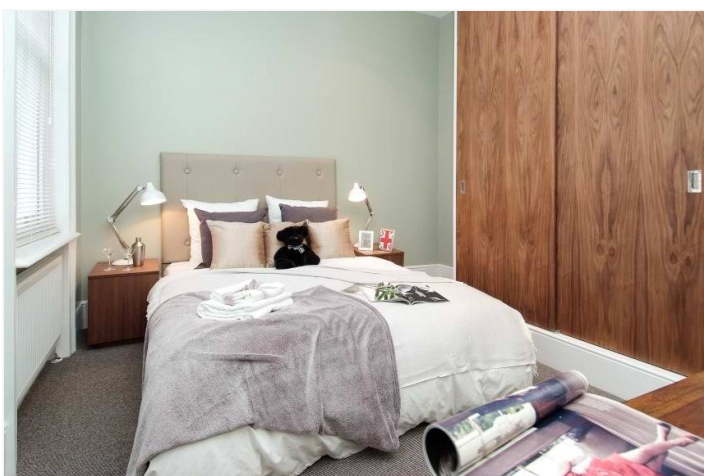




LEXHAM GARDENS, W8
£999,950 SHARE OF FREEHOLD

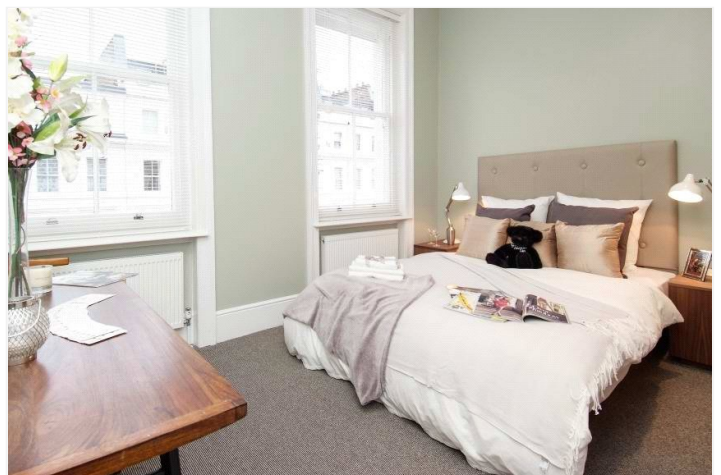
**A VERY WELL PRESENTED TWO BEDROOM FLAT SITUATED ON
 THE SECOND FLOOR OF A BROAD VICTORIAN TERRACED HOUSE.**

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

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DESCRIPTION:

A very well presented two bedroom flat situated on the second floor of a broad Victorian terraced house. The good sized reception room leads onto a dining room and then a separate and well equipped kitchen. The two double bedrooms are served by an en suite shower room and a bathroom.

Lexham Gardens is a quiet street situated between Kensington High Street and Cromwell Road and is close to many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Dining Room | Kitchen | Two Double Bedrooms | En suite Shower Room | Bathroom

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

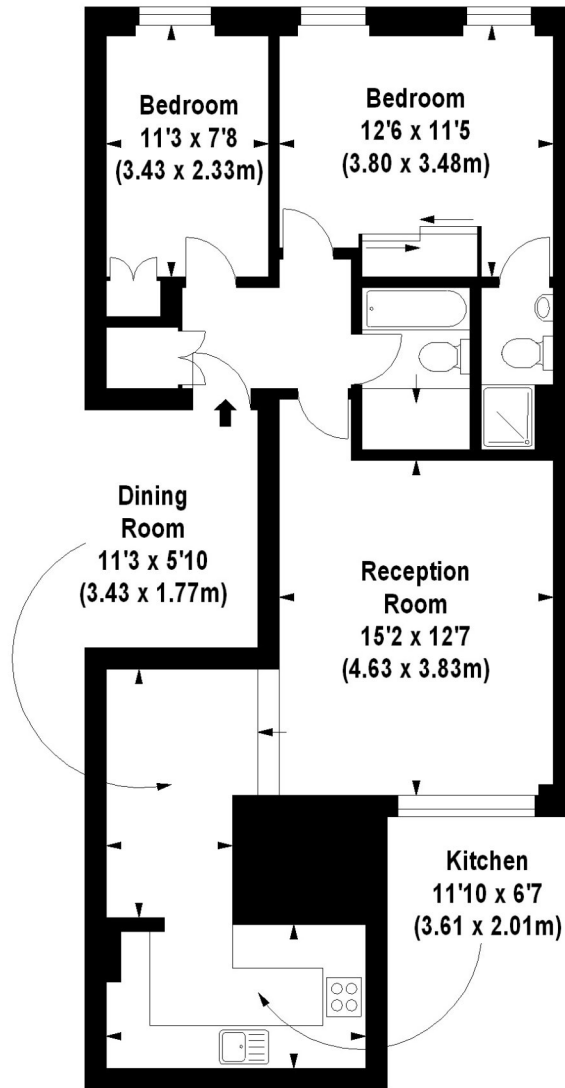
High Street Kensington
Kensington Olympia
Earls Court





Lexham Gardens, W8

Approx. Gross Internal Area *
720 Sq Ft - 66.89 Sq M



Second Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Lease: 953 years remaining

Ground Rent: TBC

Service Charge: TBC

Council tax band: F

Please note all figures are approximate

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