





# Lexham Gardens

London, W8

A spacious one double broom apartment with huge private 43ft garden in the heart of Kensington.

37 Lexham Gardens is located at the preferred East side of the Marloes Road in the heart of Kensington close to the amenities shops, restaurants and transport facilities of both Kensington High Street and the Gloucester Road.

A beautifully decorated and elegant raised ground floor flat in this handsome building located opposite the award-winning communal gardens. The property boasts bright and well laid out accommodation throughout, and having been recently refurbished to an incredibly high standard, is sure to appeal to a wide range of buyers.

The accommodation comprises an open plan kitchen/living room, master bedroom with ensuite bathroom, Family bathroom, access to a south facing terrace with steps down to a beautiful 44ft private low maintenance south facing garden.

The property further benefits from access to a resident only communal garden.

**Asking Price:** £1,150,000 Subject to Contract

**Tenure:** Share of Freehold (951yrs remaining)

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** F

**Service Charge:** Circa £3,000pa

**Ground Rent:** peppercorn







**Private South Facing 44ft Garden | Share of Freehold | Recently Decorated**



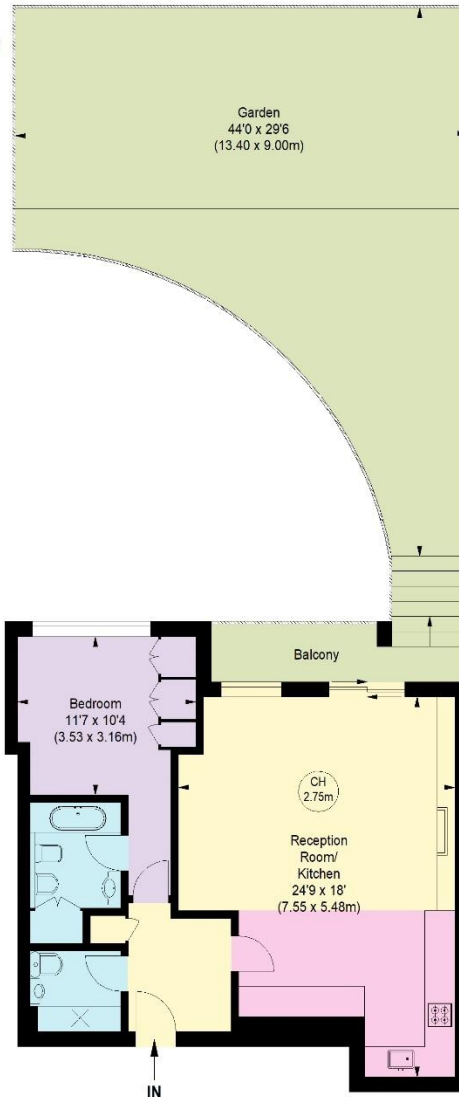
# LEXHAM GARDENS, W8

APPROXIMATE GROSS INTERNAL AREA

662 Ft<sup>2</sup> - 61.50 M<sup>2</sup>

Illustration For Identification Only. Not To Scale.  
 All Calculations include Any/All Areas Under 1.5m Head Height.  
 \* As Defined by RICS - Code of Measuring Practice.


Key :  
 CH - Ceiling Height



**Winkworth**

RAISED GROUND FLOOR

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>72</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**Winkworth**