



**LEXHAM GARDENS, W8**  
**£1,000,000 SHARE OF FREEHOLD**

**A LARGE TWO BEDROOM FLAT (1031 SQ FT/96 SQ M) SITUATED  
 ON THE THIRD FLOOR (WITH LIFT) OF VICTORIAN TERRACED  
 HOUSE.**

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## DESCRIPTION:

A large two bedroom flat (1031 sq ft/96 sq m) situated on the third floor (with lift) of Victorian terraced house. The property has particularly spacious rooms and high ceilings and now requires complete refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste.

Lexham Gardens is located within The Royal Borough of Kensington & Chelsea and situated between Kensington High Street and Gloucester Road with their many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens are also within easy walking distance.

## ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Shower Room | Lift

## LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

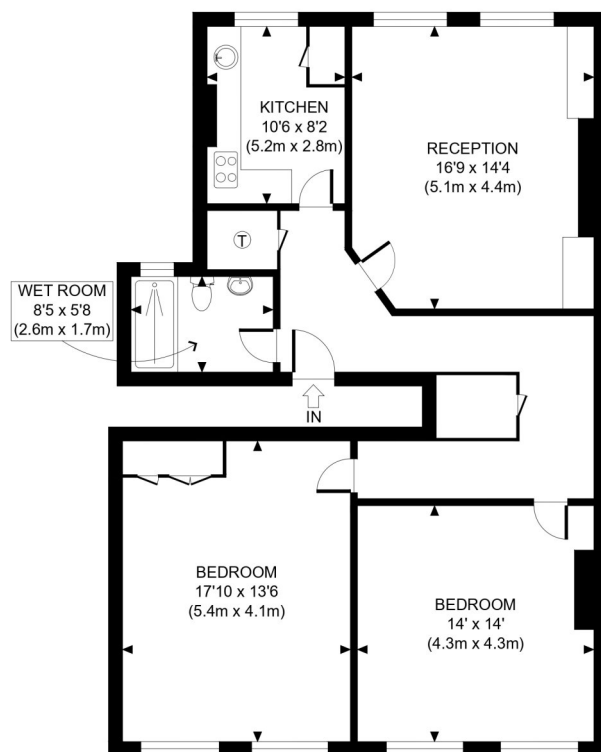
High Street Kensington  
Gloucester Road  
Earls Court











THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 1031 SQ FT/ 96 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE STEP-BY-STEP PROPERTY PHOTOGRAPHY SERVICE

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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Lease:** 955 years remaining  
**Ground Rent:** £3,780 per annum  
**Service Charge:** £2,172 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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