



Lexham Gardens, Kensington W8



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Set within a grand stucco fronted villa, this raised ground floor apartment has been designed and refurbished to exacting standards throughout.

Accommodation is set out to offer excellent entertaining space; there is a modern fitted kitchen with premium appliances, bright double bedroom and ensuite bathroom.

Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



Guide price: £799,950

Tenure: Share of freehold plus leasehold, approximately 100 years remaining

Service charge: £1,200 per annum

Ground rent: £150 per annum

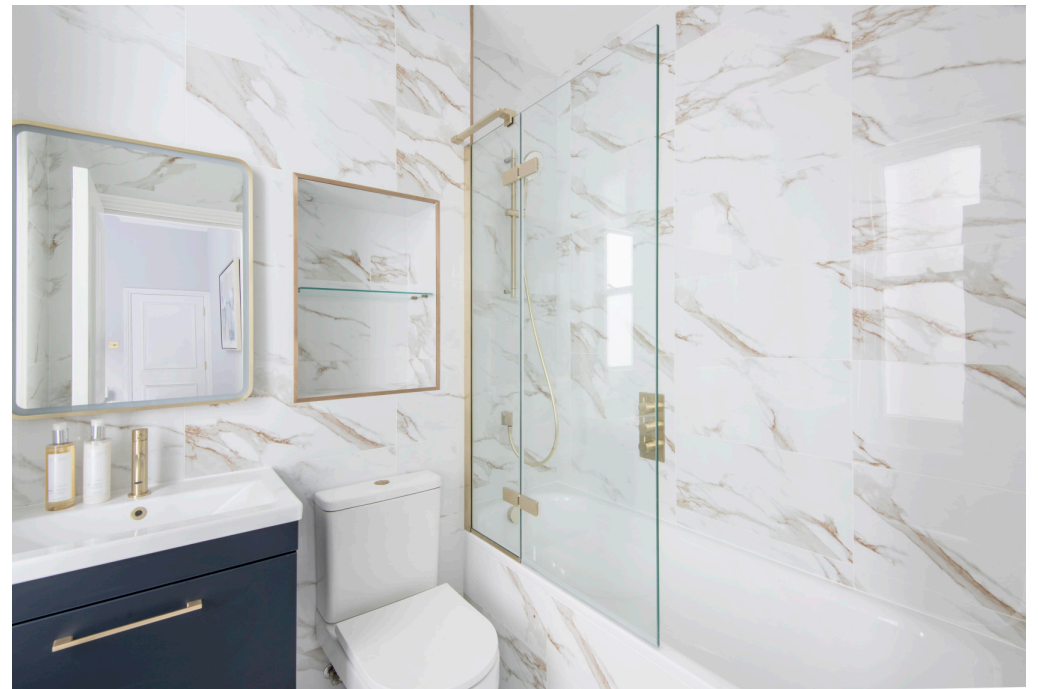
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: C

Location

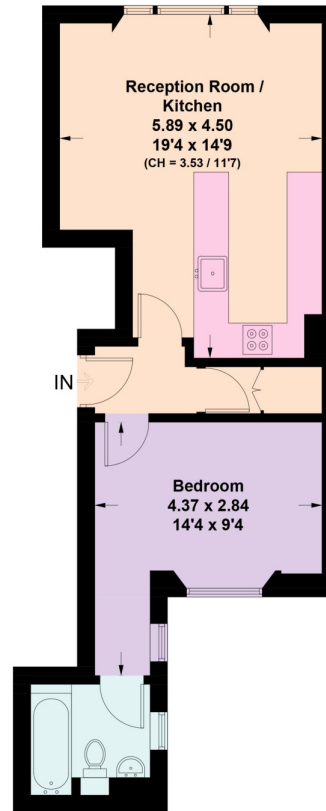
Lexham Gardens is located just south of Kensington High Street which offers an extensive number of shopping and transport facilities. The open spaces of Kensington Gardens and Holland Park are both a short walk away.





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Approximate Floor Area = 44.4 sq m / 478 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Raised Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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