

Lexham Gardens, London W8



A stunning apartment with a private roof terrace

Set on the third floor of a handsome period building, this apartment is presented in good order throughout. There are two bedrooms, two bathrooms, a reception room and a modern fitted kitchen. To the rear of the apartment is a sizeable west facing private roof terrace, perfect for entertaining and with far reaching views. The building is served by a lift.

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.



Guide price: £1,250,000

Tenure: Share of freehold plus leasehold, approximately 98 years remaining

Service charge: £3,830 per annum. We have been unable to confirm the frequency or next date of review for the service charge and ground rent. You should ensure you or your advisors make your own inquiries.

Ground rent: £5 per annum

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E







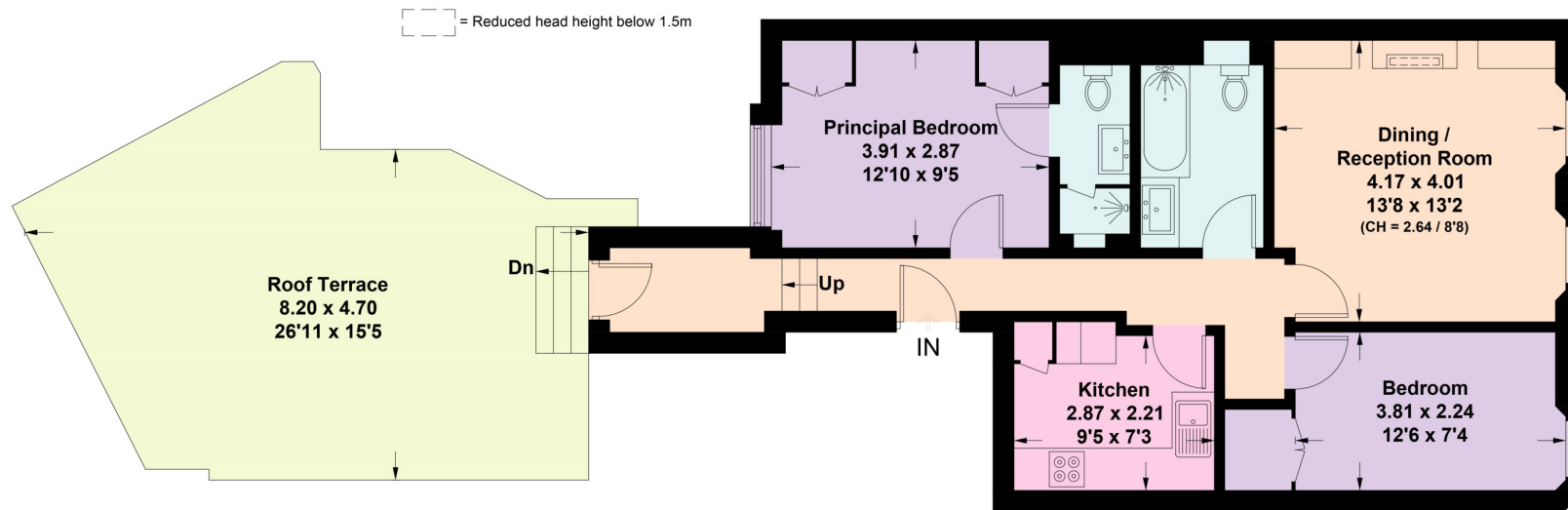






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Approximate Floor Area = 66.1 sq m / 711 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Third 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.

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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 May 2024. Photographs and videos dated May 2024.
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