



## LEXHAM GARDENS MEWS

Kensington, W8



# LEXHAM GARDENS MEWS, KENSINGTON W8

Charming Freehold Mews House on Lexham Gardens Mews. Tucked away in the heart of Kensington, this beautifully presented freehold mews house offers a rare opportunity to own a characterful residence in one of London's most desirable locations.



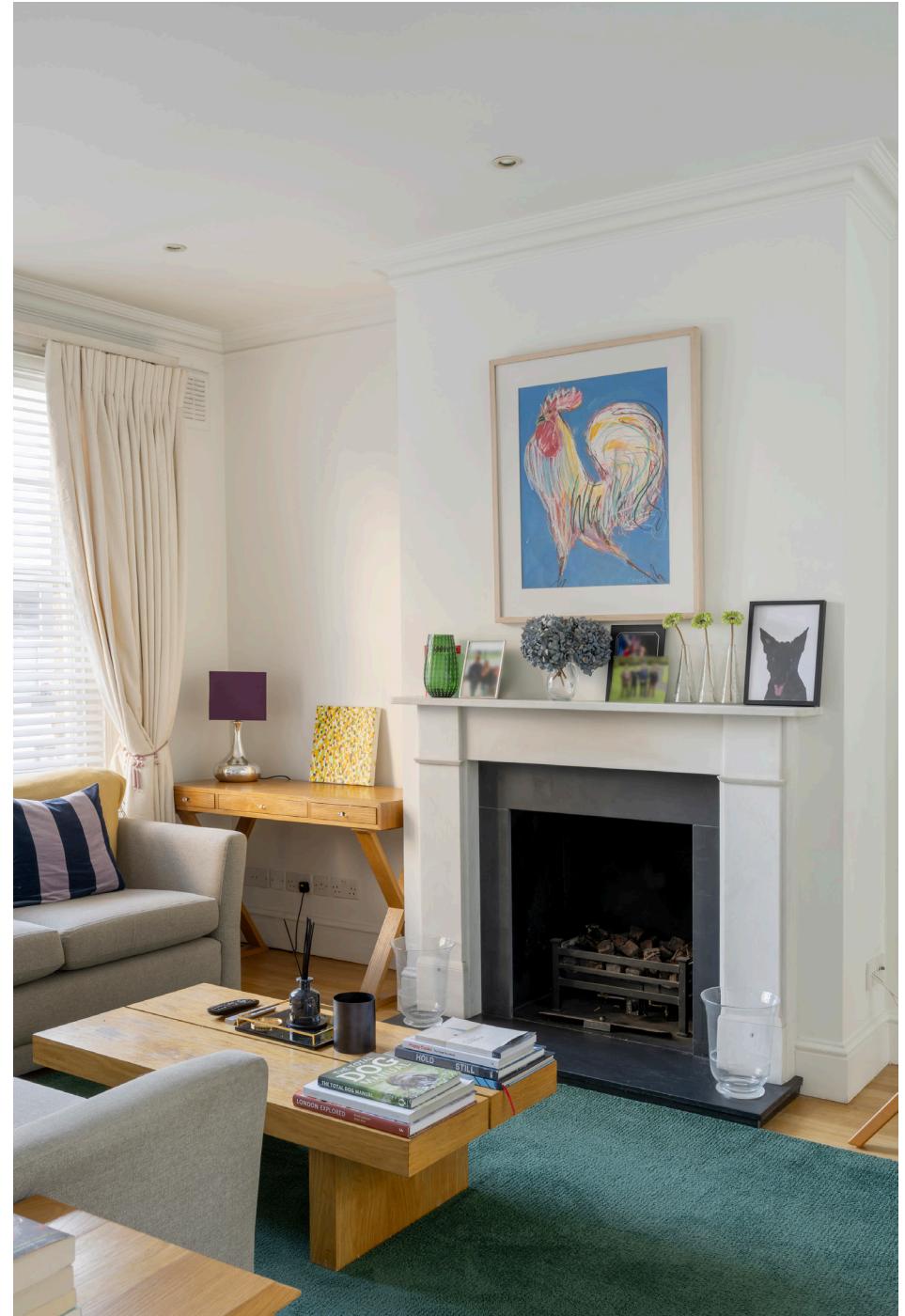
3 3 1 B

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: D

Tenure: Freehold

Guide Price: £2,150,000



## PROPERTY DESCRIPTION

Nestled within the peaceful and picturesque Lexham Gardens Mews, this delightful freehold is an ideal lock up and leave or starter home with a private garage.

The property boasts three bedrooms and three bathrooms, arranged over two floors, providing well-proportioned living spaces which open onto a patio drawing in plenty of natural light. The generously sized principal bedroom includes built-in storage and an en-suite bathroom, while additional bedrooms offer flexibility for guest accommodation, a home office, or family living.

Lexham Gardens Mews is a tranquil street just moments from the amenities of High Street Kensington, Gloucester Road, and Earl's Court, with excellent transport links and access to green spaces such as Holland Park and Hyde Park.







**First Floor**



**Ground Floor**

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Tom Watts**  
+44 7976 666 067  
[tom.watts@knightfrank.com](mailto:tom.watts@knightfrank.com)  
**Knight Frank Kensington**  
52-56 Kensington Church Street  
W8 4DB

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.