



77, Lexham Gardens

London, W8 6JN

A fabulous newly renovated two double bedroom flat on Lexham Gardens.

Extending to an impressive 862 sq.ft., this flat has been fully renovated to the highest of standards and reconfigured to make a wonderful home for someone to move straight into.

The accommodation includes two double bedrooms, two bathrooms, a large kitchen and reception room with high ceilings throughout. The property is extremely well presented and will be sold chain free with a long lease.

Lexham Gardens is very well located for a number of boutique shops and restaurants on the neighbouring Stratford Road as well as the larger stores on Kensington High Street and Gloucester Road (such as Waitrose and Wholefoods, Marks & Spencer and Sainsbury's). There are also excellent transport links at Gloucester Road and High Street Kensington Underground Stations (Piccadilly, District & Circle Lines) and numerous bus routes nearby. Furthermore, some of the capitals best primary and secondary schools such as Thomas's, Kensington Prep, and Wetherby's are all nearby.

Asking Price: £1,400,000 Subject to Contract

Tenure: Leasehold (144yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: G

Service Charge: £3,036pa

Ground Rent: Peppercorn





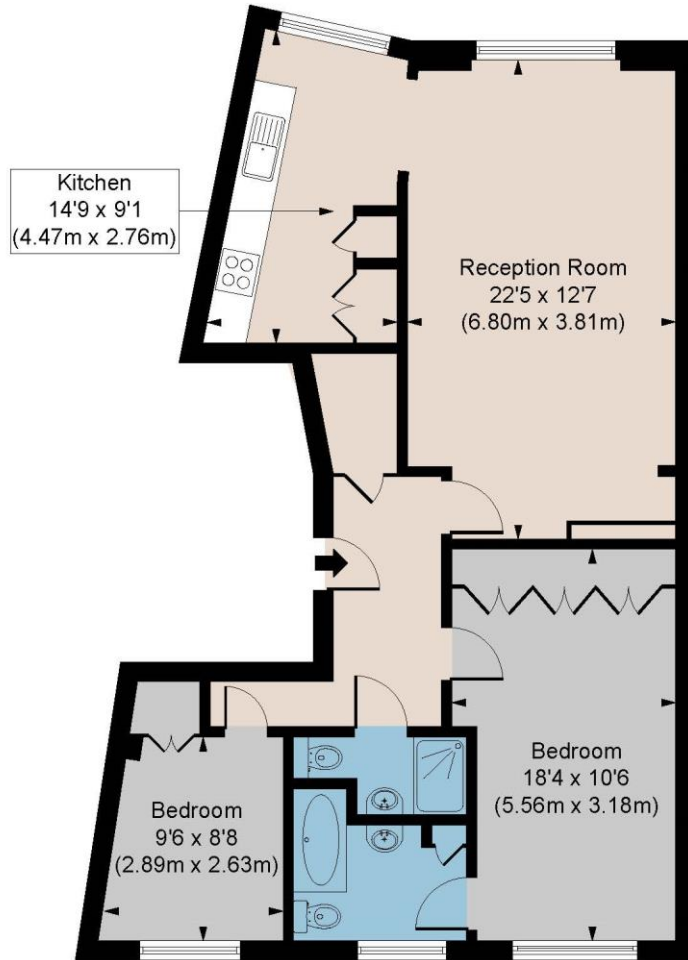
Newly Renovated | Long Lease | Two Double Bedrooms

LEXHAM GARDENS W8

APPROX. GROSS INTERNAL AREA *
862 Ft² - 80.08 M²

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



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
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