



LEXHAM GARDENS, W8
£795,000 SHARE OF FREEHOLD

**A BRIGHT AND SPACIOUS (808 SQ FT/75 SQ M) TWO BEDROOM
FLAT SITUATED ON THE FOURTH FLOOR OF A BROAD VICTORIAN
TERRACED HOUSE.**

Kensington | 020 7727 1500
118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A bright and spacious (808 sq ft/75 sq m) two bedroom flat situated on the fourth floor of a broad Victorian terraced house. The flat has a reception room, separate kitchen, two bedrooms and bathroom. The flat would benefit from updating allowing any incoming purchaser the opportunity to create a home in their own style and taste.

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

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen/Breakfast Room | Two Double Bedrooms | Bathroom

LOCAL AUTHORITY:

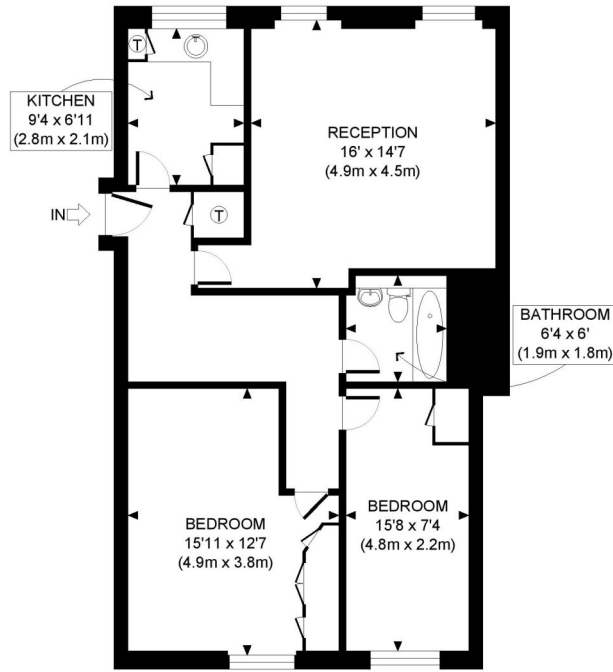
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Gloucester Road







FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 806 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 806 SQ FT/ 75 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	83
EU Directive 2002/91/EC			

Lease: 987 year remaining
Ground Rent: Not applicable
Service Charge: £2,820 per annum
Council tax band: F

Please note all figures are approximate

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