



Lexham House

Kensington, W8

Unmodernised two double bedroom flat (with lift) on Lexham Gardens with large private roof terrace.

An exciting opportunity to purchase an unmodernised two bedroom apartment on the fourth floor (with lift) of a popular purpose-built building with access to stunning communal gardens and private roof terrace.

With south facing windows the flat has ample of natural light. The property comprises of two double bedrooms, large reception, family bathroom, separate kitchen and additional storage can be found in the hall way.

Lexham Gardens is a quiet tree-lined street and is close to the many excellent shops, restaurants and transport facilities of Kensington High Street, Gloucester Road and Earl's Court. As well as the shared garden and communal garden the green open spaces of Kensington Gardens are also within easy walking distance.

Asking Price: £800,000 Subject to Contract

Tenure: Leasehold (81yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Service Charge: Circa £4,000pa

Ground Rent: £35pa

Council Tax: Band F





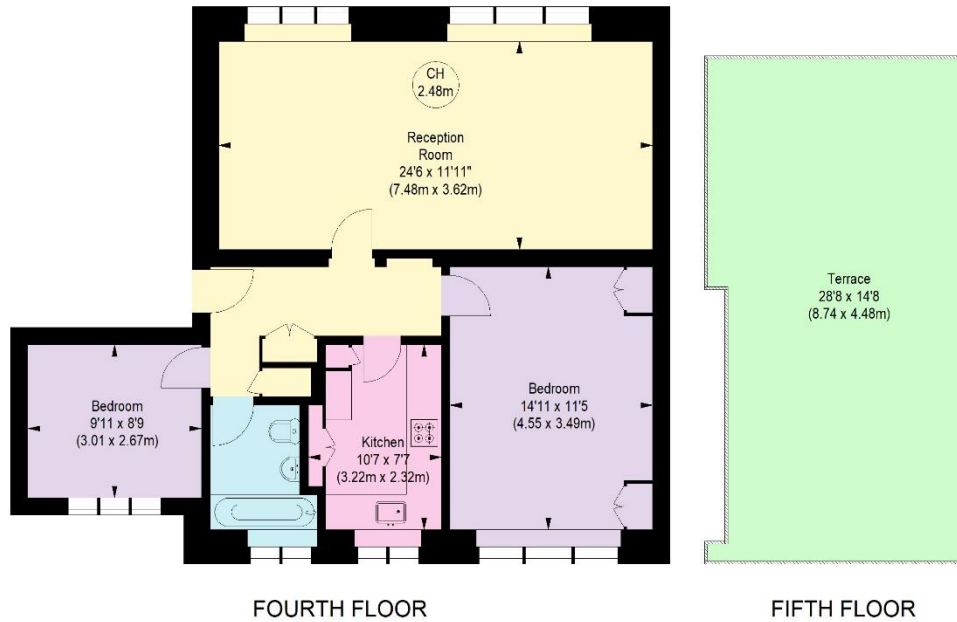
Unmodernised | Private Roof Terrace | Fourth Floor (with lift)

LEXHAM HOUSE, LEXHAM GARDENS, W8

APPROXIMATE GROSS INTERNAL AREA
779 Ft² - 72.37 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.

Key :
CH - Ceiling Height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	