



## Lexham Gardens, W8

£900,000 Leasehold

This classical first floor balcony flat forms part of a traditional stucco-fronted period building in the heart of Kensington. The reception room offers grand living and entertaining space given its generous size and three sets of exceptional floor to ceiling French doors which provide access to a south-facing balcony. The kitchen is separate and positioned next to the reception room, whilst the elegant double bedroom has with fitted wardrobes and an en-suite bathroom. Internally the property has retained a lot of its period features with stunning cornicing, large windows, feature fireplace and is presented with an abundance of character and charm. Lexham Gardens is close to a plethora of shopping, dining and transport connections on Kensington High Street and Earls Court. Both Holland Park and Kensington Gardens are a short walk from the property.

**1 Bedroom | 1 Reception Room | 1 Bathroom**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

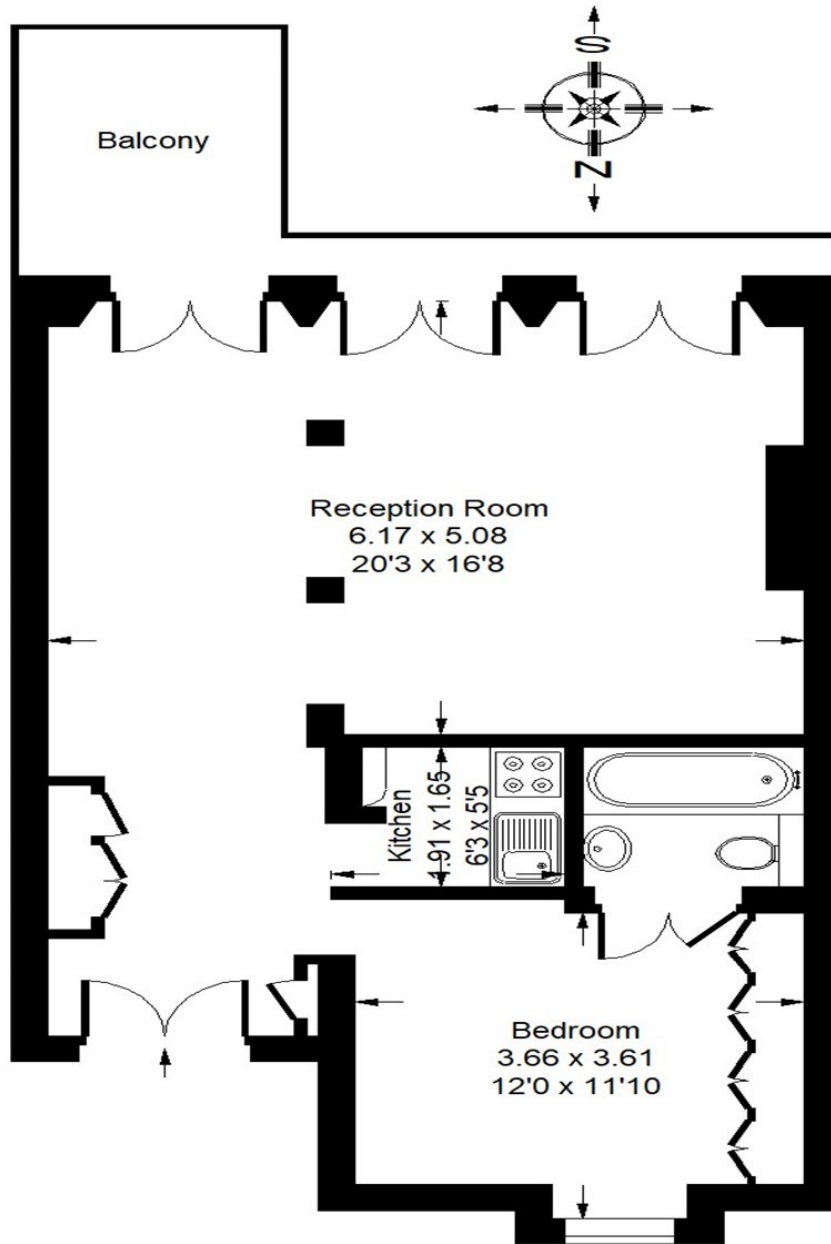
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

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

# Lexham Gardens, W8

Approx. Gross Internal Area  
59 sq m / 636 sq ft



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

### IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.