



MOUNTGRANGE
HERITAGE



Lexham Gardens, W8

£550,000 Share of Freehold

Peacefully tucked away, this bright one bedroom lower ground floor flat has its own gated entrance and access to a courtyard garden area. The impressive reception room is over 28 feet wide with built-in storage. There is a separate kitchen, a bedroom with separate dressing area and en-suite bathroom. The property benefits from access to the award winning communal gardens. Lexham Gardens is sold chain free. Lexham Gardens benefits from being perfectly placed for the shopping and transport facilities on Gloucester Road, Kensington High Street and Earls Court Road. Holland Park and Kensington Gardens are also a short walk away.

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

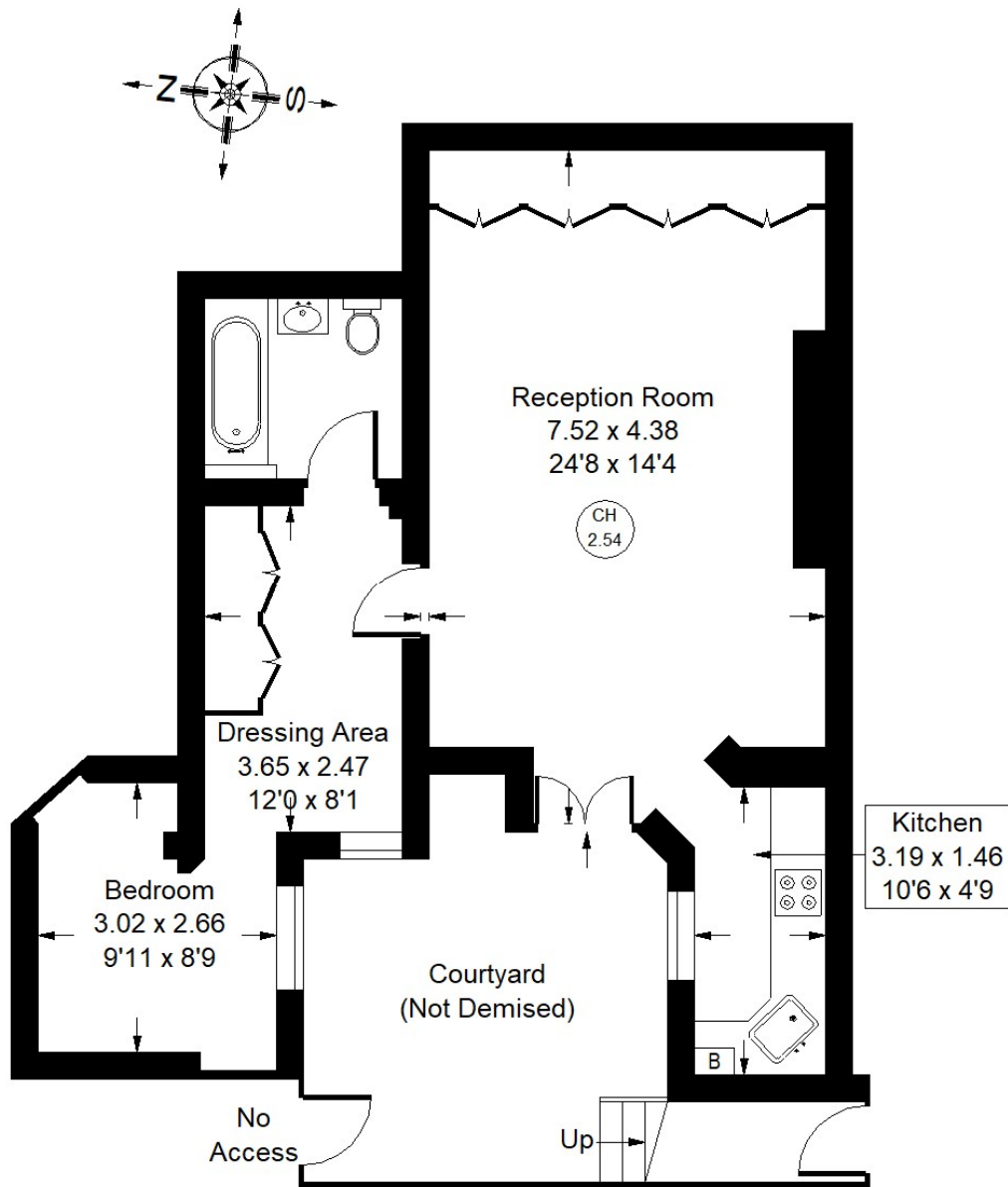
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Lexham Gardens, W8

Approx Gross Internal Area
58.3 sq m / 627 sq ft



Lower Ground 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.