

**LEXHAM GARDENS, KENSINGTON, W8**





### Key Features

- Magnificent three-bedroom apartment
- Recently refurbished, retaining Victorian period features
- Light wooden flooring, storage space and feature lighting
- Pet friendly, with a private entrance onto Lexham Gardens
- Close to local amenities within Kensington

### Description

A magnificent three-bedroom apartment set within a white Stucco-fronted Victorian building on the ground floor. It comprises a large, bright reception and separate dining room with a sleek, modern kitchen fitted with beautiful high gloss worktops. Recently refurbished and decorated, this apartment benefits from light wooden flooring, plenty of storage space, and feature lighting. The three gorgeous bedrooms overlook the tranquil communal gardens and the four bathrooms feature a stunning white marble design. The exterior of the white-brick Somerset Court building has retained its original Victorian period features, yet with a beautifully modernised interior design. The apartment benefits from an onsite building manager and a 24-hour helpline for maintenance and emergencies. It is also pet friendly with its own private entrance onto Lexham Gardens.

### Situation

Located in the highly sought after area of Kensington, with a vast array of shops, restaurants and museums (Natural History, Science) close by. The transport links are extensive, with Earl's Court (District, Piccadilly lines), High Street Kensington (Circle and District lines), and Gloucester Road (Piccadilly, Circle and District lines) just a short distance away. It is also situated near the wonderful green spaces of Kensington Palace Gardens and Holland Park, perfect for weekend walks.

## LEXHAM GARDENS, KENSINGTON, W8

## Terms

**Price:** £2,050.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished


**Local Authority/Council Tax:** RBKC Band G £2,514.97

**Viewing** To view, please call 020 7043 8431

**Parking** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.

We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	69	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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