



LEXHAM GARDENS, W8
£375,000 SHARE OF FREEHOLD

**A LARGE AND VERY WELL-PRESENTED STUDIO FLAT SITUATED
ON THE LOWER GROUND FLOOR OF WELL MAINTAINED
VICTORIAN TERRACED HOUSE.**

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

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DESCRIPTION:

A large and well-presented studio flat situated on the lower ground floor of well-maintained Victorian terraced house. The flat has its own private entrance and accommodation consists of a generous studio room with bay window, a separate fitted kitchen and bathroom.

Lexham Gardens is close to all amenities of Kensington High Street and within easy walking distance to both Kensington Gardens and Holland Park.

ACCOMODATION:

Studio Room | Kitchen | Bathroom | Private Entrance

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

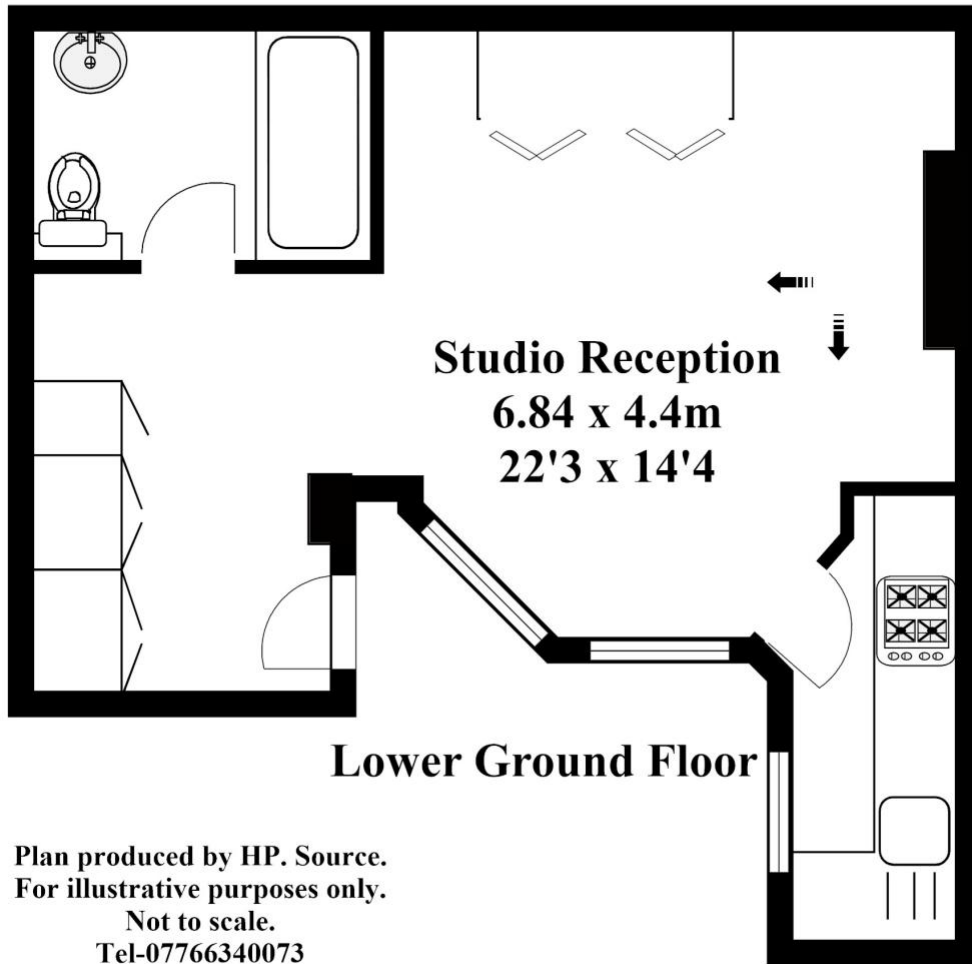
High Street Kensington
Earls Court



Lexham Gardens London W8



**Approx. Gross Internal Area = 34m square
= (365ft square)**



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
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(39-54)	E		
(21-38)	F		
(1-20)	G		

England, Scotland & Wales EU Directive 2002/91/EC

Lease: 98 years remaining
Ground Rent: TBC
Service Charge: TBC
Council tax band: E

Please note all figures are approximate

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