

LEXHAM GARDENS, KENSINGTON, W8





Key Features

- Fabulous two-bedroom apartment
- Beautifully large open-plan reception and dining area
- Recently refurbished, retaining Victorian period features
- Pet friendly, with a private entrance onto Lexham Gardens
- Close to local amenities within Kensington

Description

A fabulous two-bedroom apartment set within a white Stucco-fronted Victorian building on the 4th floor. It comprises a large, bright reception and dining area, with a beautiful modern kitchen fully fitted with high quality appliances. The living room is open plan, complete with a dining table and large windows that fill the space with light. Recently refurbished and decorated, this apartment benefits from light wooden flooring, plenty of storage space, and feature lighting. The two gorgeous bedrooms overlook the tranquil communal gardens and there are two separate bathrooms featuring 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.

**LEXHAM GARDENS,
KENSINGTON, W8**

Terms

Price: £960.00 per week

Furnished/Unfurnished: Furnished or Unfurnished

Local Authority/Council Tax: RBKC Band G £2,370.67

Viewing To view 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 A		
81-91 B		82
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



M2property

M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH T 020 7043 8432 E info@m2property.com www.m2property.com

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments we have taken all reasonable steps to ensure the accuracy of the details contained herein, however such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan if shown is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.