MR

Merchants Row

KENSINGTON

Lexham Gardens

Lexham Gardens, Kensington, London W8 5JJ

£1,600,000

3 BED · 2 BATH · 978 SQ FT

FOR SALE



01 / THE HOME

Lexham Gardens

A renovated three-bedroom duplex in Kensington with herringbone floors, high ceilings and a south-facing balcony. The principal suite has the lower floor to itself; the other two bedrooms and the family bathroom are upstairs.




VALDO
PROSECCO

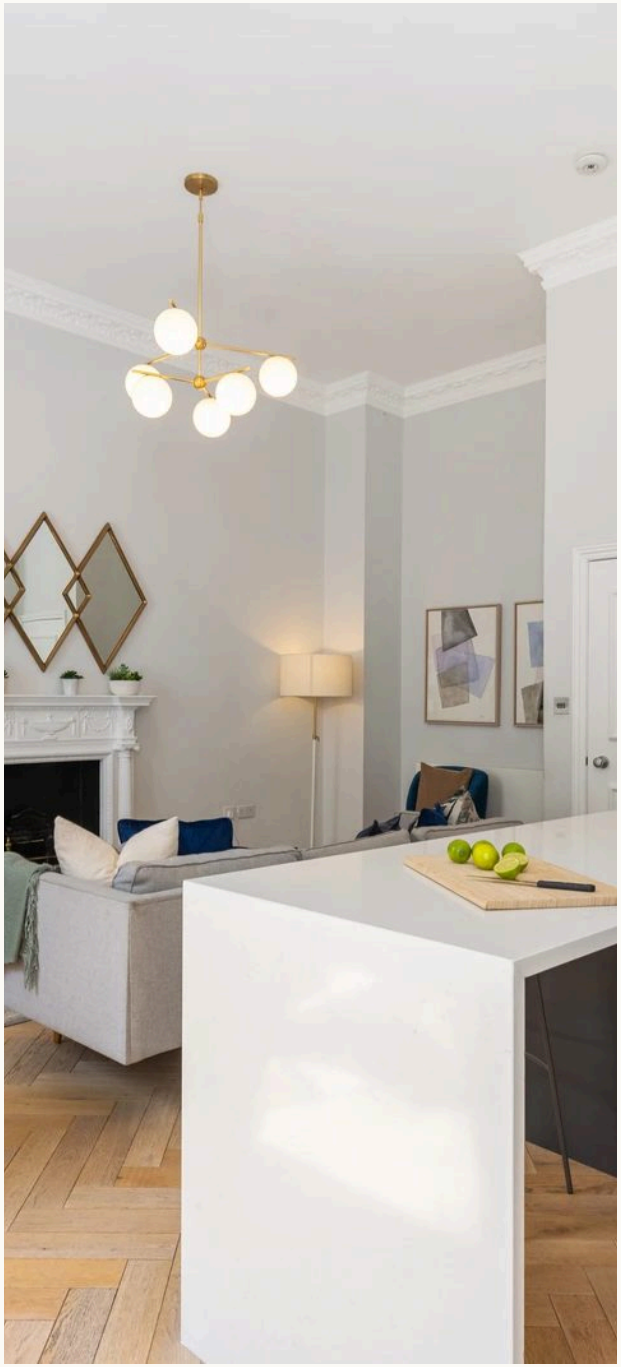




ASKING PRICE	£1,600,000
TENURE	Leasehold, approx. 101 years remaining
GROUND RENT	£300 a year
COUNCIL TAX BAND	To be confirmed
EPC RATING	To be confirmed
FLOOR AREA	978 sq ft · 91 m²
BEDROOMS	3
BATHROOMS	2
RECEPTIONS	1
LOCAL AUTHORITY	Royal Borough of Kensington and Chelsea

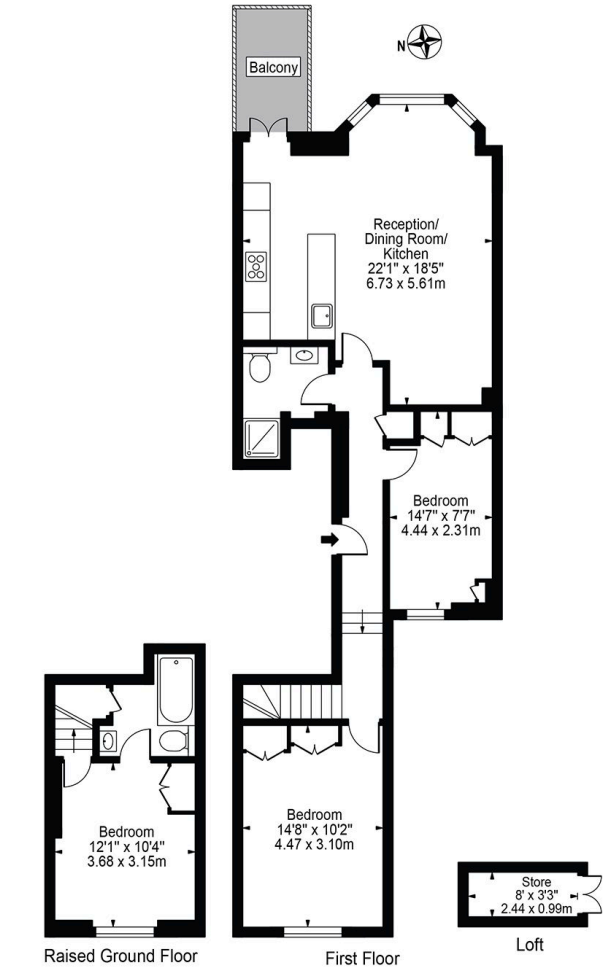
FEATURES

- Duplex, ground and first floor
- South-facing balcony
- Herringbone floors
- High ceilings
- Private terrace
- Close to Hyde Park



3 bed
2 bath

978 sq ft · 91 m²



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.







04 / THE AREA

Kensington

Kensington Palace and Gardens to the north, the museums to the east, Holland Park to the west. Garden squares, mansion flats and new buildings along the High Street, popular with families who want space within reach of the park.

HIGH STREET KENSINGTON · GLOUCESTER ROAD · NOTTING HILL GATE



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£1,600,000

3 bed · 2 bath · 978 sq ft

VIEWINGS STRICTLY BY APPOINTMENT

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Misrepresentation Act 1967 and Property Misdescription. These particulars are believed to be correct but their accuracy is not guaranteed. They are a general guide and do not form part of any offer or contract. Measurements and areas are approximate.