



RUSSELL SIMPSON

Tasteful two-bedroom
duplex flat on a beautiful
street of white stucco
townhouses

LEXHAM GARDENS
KENSINGTON W8

Lexham Gardens Kensington W8

£1,695,000

| | | | |
|----------------------|---|---------------------|-----------------------------|
| BEDROOMS 2 | INTERNAL 1,525 <small>SQ FT</small> 142 <small>SQ M</small> | — | COUNCIL RBKC |
| RECEPTION ROOMS 1 | | EPC D | COUNCIL TAX Band G |
| BATHROOMS 3 | | TENURE Leasehold | LENGTH OF LEASE 80 years |





The Property



Beautifully designed and decorated flat with bright and spacious living space near Kensington High Street

Stepping into the flat on the second floor, a staircase leads up to the generous reception room. As well as separate dining and seating areas, this space includes an open-plan kitchen with fitted units. South-facing rear windows create a double aspect and fill this space with brightness, while wooden floors and an impressive fireplace add to the overall elegance.

The third floor also contains a guest WC in the staircase hall. Furthermore, an overhead skylight floods this space with daylight.

Indoor Spaces

The fourth floor features a principal bedroom with dressing room and ensuite bathroom, and a second bedroom offering an ensuite bathroom with a bath.

The flat has been decorated in a colourful fashion, creating a sense of style throughout. It is presented in good condition.



Russell Simpson



Lexham Gardens



The Neighbourhood

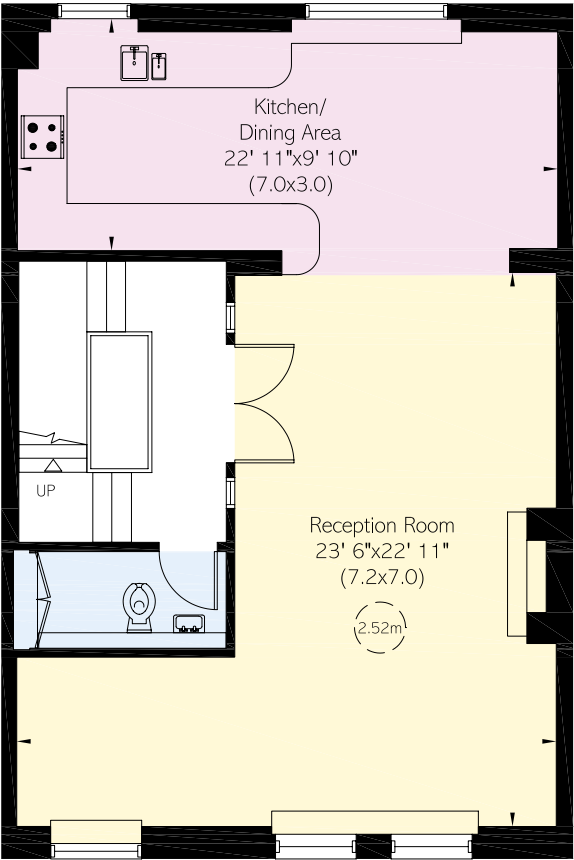
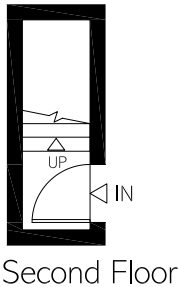
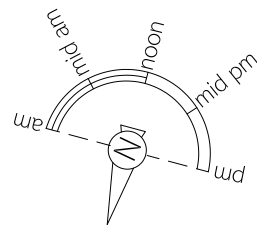
Lexham Gardens is a grand street lined with white stucco townhouses, with a garden square at its eastern end. Kensington High Street is close, with its excellent mix of restaurants and shops, as well as an underground station. Gloucester Road and Earl's Court underground stations are also nearby, while the southern entrance to Holland Park is a short walk away.

APPROXIMATE INTERNAL AREA

1,525 SQ FT / 142 SQ M

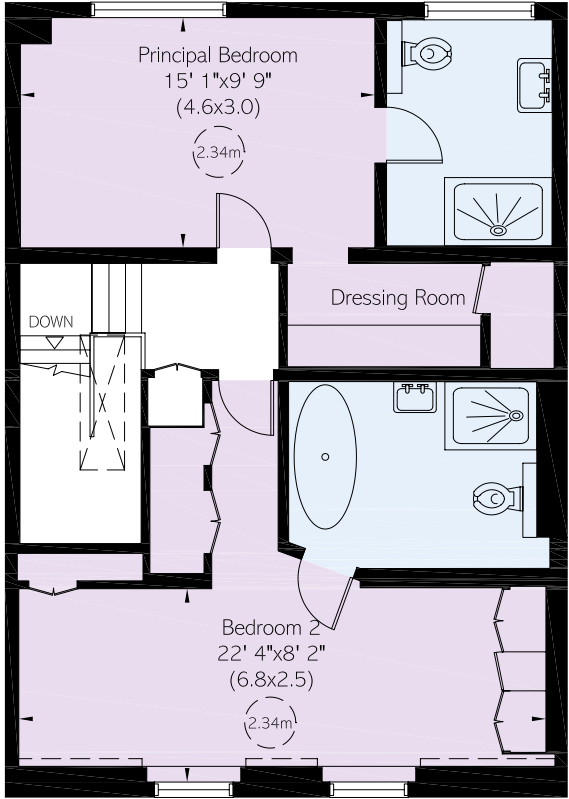
INCLUDING LIMITED USE AREA

5 SQ FT / 0.46 SQ M



Third Floor

Reduced head height below 1.5m



Fourth Floor

RUSSELL SIMPSON

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