

**LEXHAM GARDENS, KENSINGTON, W8**





### Key Features

- Beautiful two-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 beautiful two-bedroom apartment set within a white Stucco-fronted Victorian building on the 2nd floor. It comprises a large, bright reception and dining area, with a sleek, 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 the luxurious bathroom features a stunning white marble design and a bath. 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 it owns 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.

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KENSINGTON, W8**

## Terms

**Price:** £1,100.00 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                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C | 73                      | 82        |
| 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 |           |



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