



Lexham Gardens, W8

 LANDSTONES

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An impressive and cleverly designed raised ground floor studio apartment, featuring excellent use of space and a raised mezzanine level that maximises the living area, making this an easy and enjoyable home to live in.

The apartment has a calm and welcoming feel, with a newly renovated bathroom and a modern kitchen that enhance both comfort and practicality. A large bay window with near floor-to-ceiling glazing ensures the space is filled with natural light throughout the day, even on the gloomiest London afternoons.

Lexham Gardens is a quiet and highly regarded street in prime Kensington, ideally positioned close to excellent transport connections. High Street Kensington, Earl's Court, and Gloucester Road stations are all within easy reach, providing superb access across London.

Tenure: Leasehold

Mezzanine Sleeping Area, High Ceilings, Wooden Floors, Newly Refurbished

Asking price: £535,000



MEZZANINE



RAISED GROUND FLOOR

TOTAL APPROX. FLOOR AREA 307 SQ. FT. (28.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 396 SQ. FT. (36.8 SQ. M.)

Inc. Mezzanine

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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