



## **RUSSELL SIMPSON**

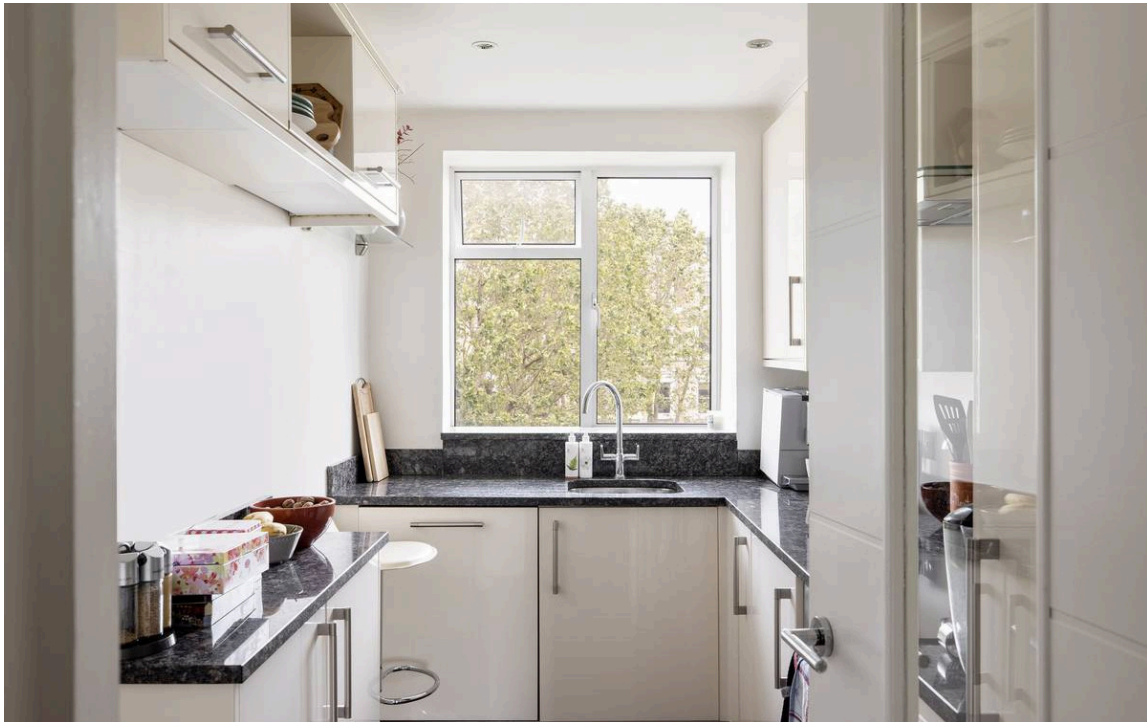
Two bedroom flat with access to an  
award-winning garden square

LEXHAM GARDENS  
KENSINGTON W8

Lexham Gardens

£950,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>782<sub>SQ FT</sub></div> <div>72<sub>SQM</sub></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>171<sub>YEARS</sub></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£3,696<sub>P/Y</sub></div>



# The Property

Fourth-floor flat with contemporary interiors in a building with lift and porter close to Gloucester Road underground station.

img 1

Kitchen

img 2

Bedroom







## Indoor Spaces

A lift provides access to the flat's fourth-floor entrance, where a front hall connects the main rooms of the property. On one side is a generous reception room, with enough space for separate dining and seating areas, as well as a pair of south-facing windows.

On the other side of the flat is a principal bedroom with views over the garden square. In addition, there is a separate kitchen, a bathroom and a second bedroom. The interior is decorated in a contemporary style to maximise the sense of light and space.

img 1

Dining Room

img 2

Reception Room







## The Neighbourhood

The building includes a lift, a porter, and residents' parking. In addition, residents have the right to access the private communal square of Lexham Gardens, with its award-winning mix of lawns, flowerbeds and mature trees, as well as a children's play area.

Lexham Gardens is mostly lined by terrace houses with white stucco dressings. From here, Gloucester Road and Earl's Court underground stations are both a short walk away. The restaurants and shops of Kensington High Street are also within walking distance.

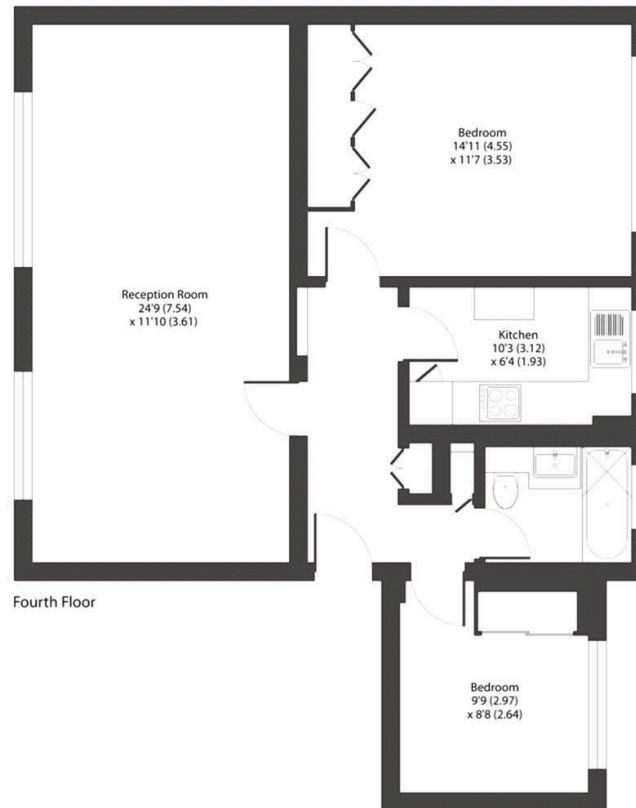
img 1

Communal Square

img 2

External





Fourth Floor

Lexham Gardens, W8  
 Approximate Area = 782 sq ft / 72.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ncbcom 2023.

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)

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