

LEXHAM GARDENS, LONDON W8

£2,300 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

Exceptional Four-Bedroom Apartment in Kensington.

We are delighted to present this newly refurbished four-bedroom, five-bathroom duplex apartment, spanning 1,505 sq ft, located on the ground and lower ground floors of a prestigious period property on Lexham Gardens.

This beautifully designed home features four generously sized double bedrooms, each with its own en-suite bathroom, along with a convenient guest WC. The apartment has been fully refurbished to an exceptional standard, boasting engineered wood flooring in the living areas and hallways, plush carpets in the bedrooms, and a modern kitchen equipped with state-of-the-art appliances.

High ceilings and elegant period features enhance the property's character and charm, while the 40ft private garden at the rear provides a tranquil outdoor retreat, perfect for relaxation or entertaining.

Ideally situated just south of Kensington High Street, this property offers unparalleled access to a variety of boutique shops, restaurants, and major retailers. Nearby green spaces such as Holland Park and Kensington Gardens provide tranquillity, while cultural landmarks like the Design Museum and Royal Albert Hall are within easy reach. With excellent transport links, this location combines convenience, culture, and lifestyle in one of London's most prestigious neighbourhoods.



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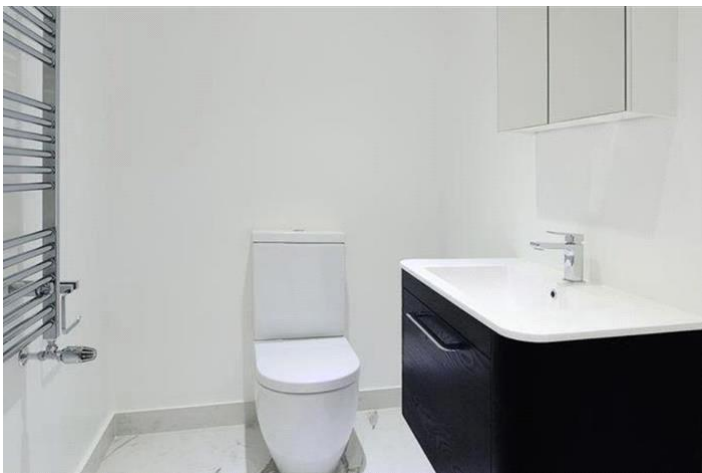
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|   |   |   |
|---|---|---|
| <p><b>FLAT 3</b><br/>79 - 81 LEXHAM GARDENS<br/>LONDON W8 6JN</p>   | <p>Approx Gross Internal Area*<br/>1505 Ft<sup>2</sup> - 139.81 M<sup>2</sup></p> | <p><small>Sunley Hill House, 2-7 Sunley Hill Road, London, SW16 3AG</small></p> <p><b>BKR</b></p> <p><small>Tel: 0843 257 2821<br/>Fax: 0843 257 2824<br/>info@bkr.co.uk<br/>www.bkr.co.uk<br/>© BKR 2015</small></p> |
| <p>Lower Ground &amp; Ground Floor</p> <p><small>* As Defined by RICS - Code of Measuring Practice (Measurements Taken From Supplied Proposed Plans)</small></p> <p><small>Illustration For Identification Purposes Only. Not to Scale<br/>All Calculations include Any/All Areas Under 1.5m Head Height.</small></p> |   |   |



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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 64  | 68        |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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