

LEXHAM GARDENS, LONDON W8

£1,100 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)

# LEXHAM GARDENS, LONDON W8

£1,100 PW

---

## PROPERTY DESCRIPTION

Beautifully Refurbished Two-Bedroom Apartment in Lexham Gardens.

We are delighted to present this newly refurbished two-bedroom apartment, spanning 765 sq ft, situated on the second floor of a prestigious period property on Lexham Gardens.

The apartment features an open-plan living room with a dedicated dining area and a modern separate kitchen, offering both style and functionality. It comprises two beautifully designed double bedrooms, a well-appointed bathroom, and a convenient guest WC.

Refurbished to an exceptional standard, the property boasts plush carpets throughout. High ceilings and elegant period features enhance its character and charm, creating a sophisticated and inviting living space.

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.



**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)

---

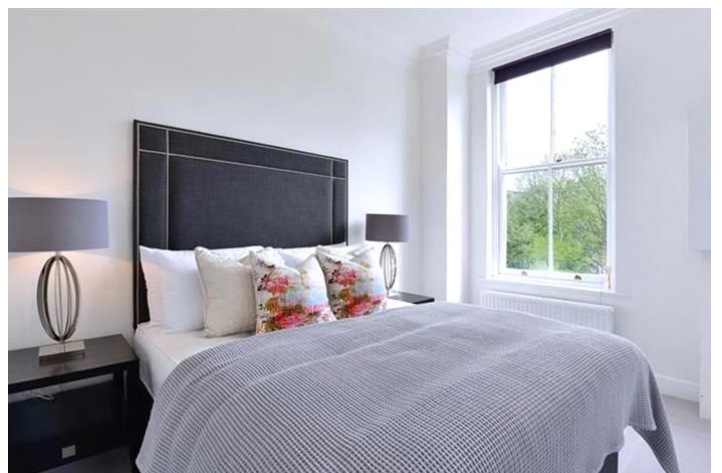
LEXHAM GARDENS, LONDON W8  
£1,100 PW



**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)



## 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)



## 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)



# 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)



**FLAT 7**  
**79 - 81 LEXHAM GARDENS**  
**LONDON W8 6JN**

Second Floor

Approx Gross Internal Area\*  
 765 Ft<sup>2</sup> - 71.07 M<sup>2</sup>

Recommended By  
**BKR**

Burrell House, 37 Burrell Road  
 London, SW7K 2UG  
 Tel: 0845 221 2021  
 Fax: 0845 221 2024  
 info@bkr.com.co.uk  
 www.bkr.com.co.uk  
 © BKR 2014

\* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale.  
 All Calculations include Any/All Areas Under 1.5m Head Height.



## 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)

# LEXHAM GARDENS, LONDON W8

## £1,100 PW



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.



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



LEXHAM GARDENS, LONDON W8  
£1,100 PW

---

FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



**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)

---