

## **RUSSELL SIMPSON**

Tasteful two-bedroom duplex flat on  
a beautiful street of white stucco  
townhouses

LEXHAM GARDENS  
KENSINGTON W8

Lexham Gardens

£1,695,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,525 <small>SQ FT</small></div> <div>141 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>80 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



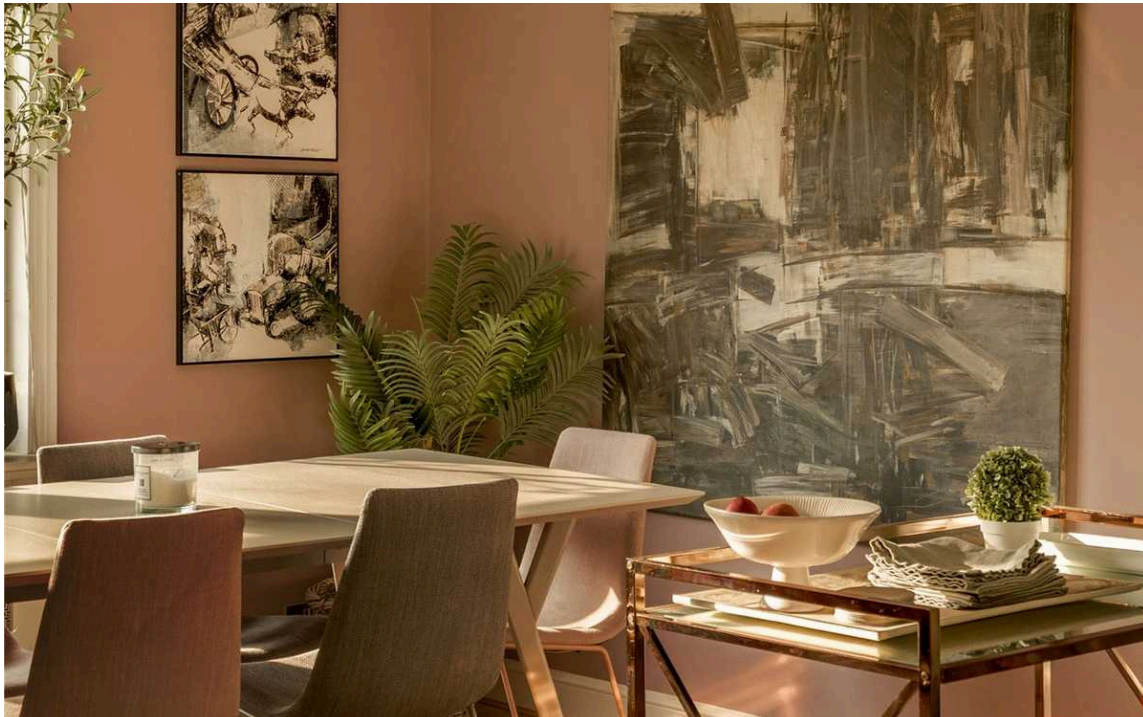
## The Property

Beautifully designed and decorated flat with bright and spacious living space near Kensington High Street

Stepping into the flat on the second floor, a staircase leads up to the generous reception room. As well as separate dining and seating areas, this space includes an open-plan kitchen with fitted units. South-facing rear windows create a double aspect and fill this space with brightness, while wooden floors and an impressive fireplace add to the overall elegance.

img 2

Dining





## The Bedrooms

The third floor also contains a guest WC in the staircase hall. Furthermore, an overhead skylight floods this space with daylight.

The fourth floor features a principal bedroom with dressing room and ensuite bathroom, and a second bedroom offering an ensuite bathroom with a bath.



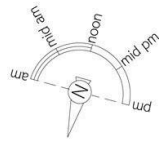
## The Design

The flat has been decorated in a colourful fashion, creating a sense of style throughout. It is presented in good condition.



# The Neighbourhood

Lexham Gardens is a grand street lined with white stucco townhouses, with a garden square at its eastern end. Kensington High Street is close, with its excellent mix of restaurants and shops, as well as an underground station. Gloucester Road and Earl's Court underground stations are also nearby, while the southern entrance to Holland Park is a short walk away.



## Lexham Gardens, W8

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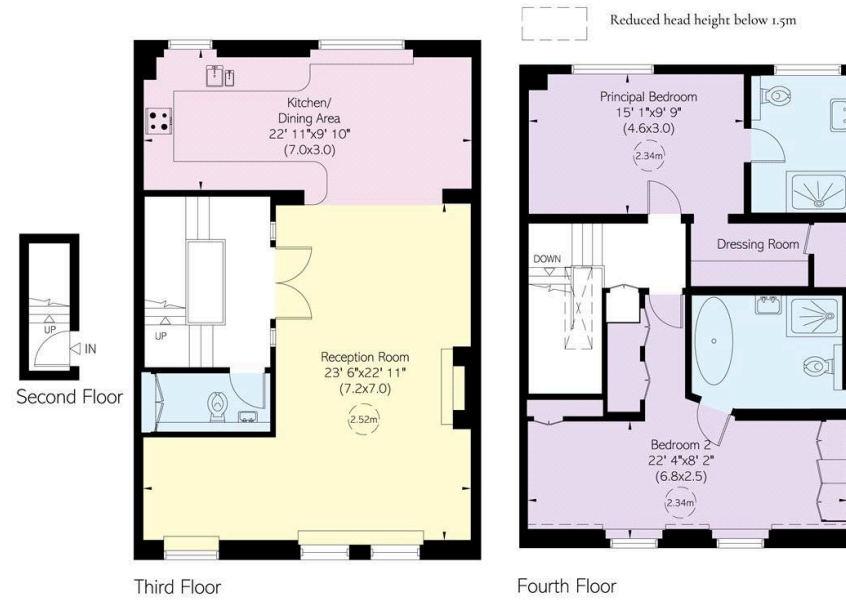
### Approximate Internal Area

1,525 sq ft/ 142 sq m

### Including limited use area

5 sq ft/ 0.46 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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