



RUSSELL SIMPSON

Bright second-floor apartment with
lift access on prestigious Kensington
street

LEXHAM GARDENS
KENSINGTON W8

Lexham Gardens

£1,096 _{P/W}

BEDROOMS 2	INTERNAL 786 _{SQ FT} 73 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC, F



The Property

Exceptionally well-presented two-bedroom flat with generous proportions and abundant natural light.

Indoor Spaces



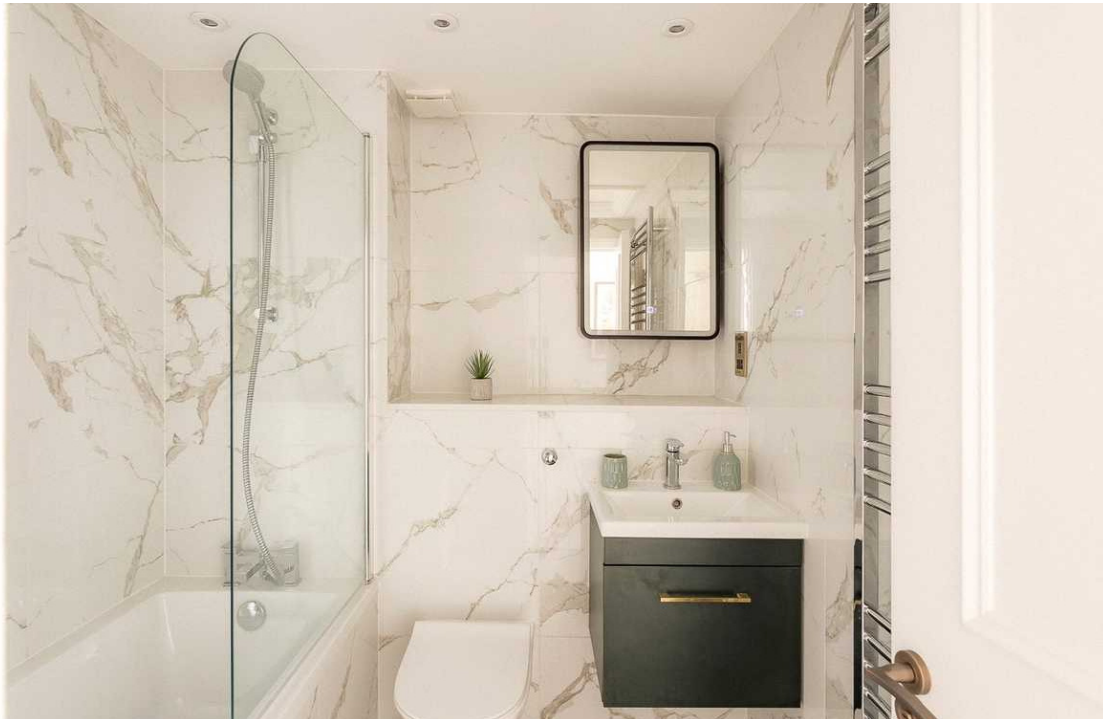
Entering the flat on the second floor, you step into a welcoming entrance corridor that flows through to the bright reception and dining room. This beautifully proportioned space features large windows that fill the room with light, creating an elegant setting enhanced by the high ceilings and refined contemporary styling. The neutral palette and clean lines add to the sense of space and sophistication.

The separate kitchen is thoughtfully designed with sleek dark cabinetry contrasting beautifully with white countertops. Fitted with modern appliances including an integrated electric hob and dishwasher, the kitchen maximises functionality within its well-proportioned layout. A large window above the sink provides natural light and views across the surrounding area.



The Bedrooms

The principal bedroom offers generous accommodation with an ensuite bathroom featuring marble-effect tiling and contemporary fixtures. The second bedroom provides comfortable accommodation with good natural light. In addition, there is useful storage room next to the second bedroom



The Neighbourhood

Lexham Gardens is a prestigious tree-lined street in the heart of Kensington, featuring elegant white stucco terraced houses that exemplify the area's architectural heritage. The location offers the perfect balance of tranquil residential living while being moments away from the cultural attractions and upmarket boutiques of South Kensington. The open spaces of Hyde Park are within easy reach, as are the artistic treasures of the Victoria and Albert Museum and Natural History Museum. Excellent transport links include nearby Underground stations, providing swift access across London.

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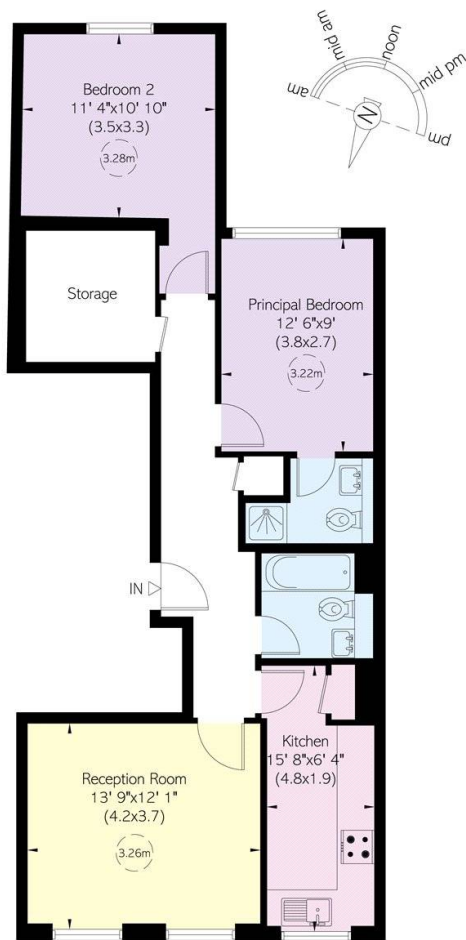
Approximate Internal Area

786 sq ft/ 73 sq m

Including storage

59 sq ft/ 5 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.



Second Floor

**RUSSELL
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