

RUSSELL SIMPSON

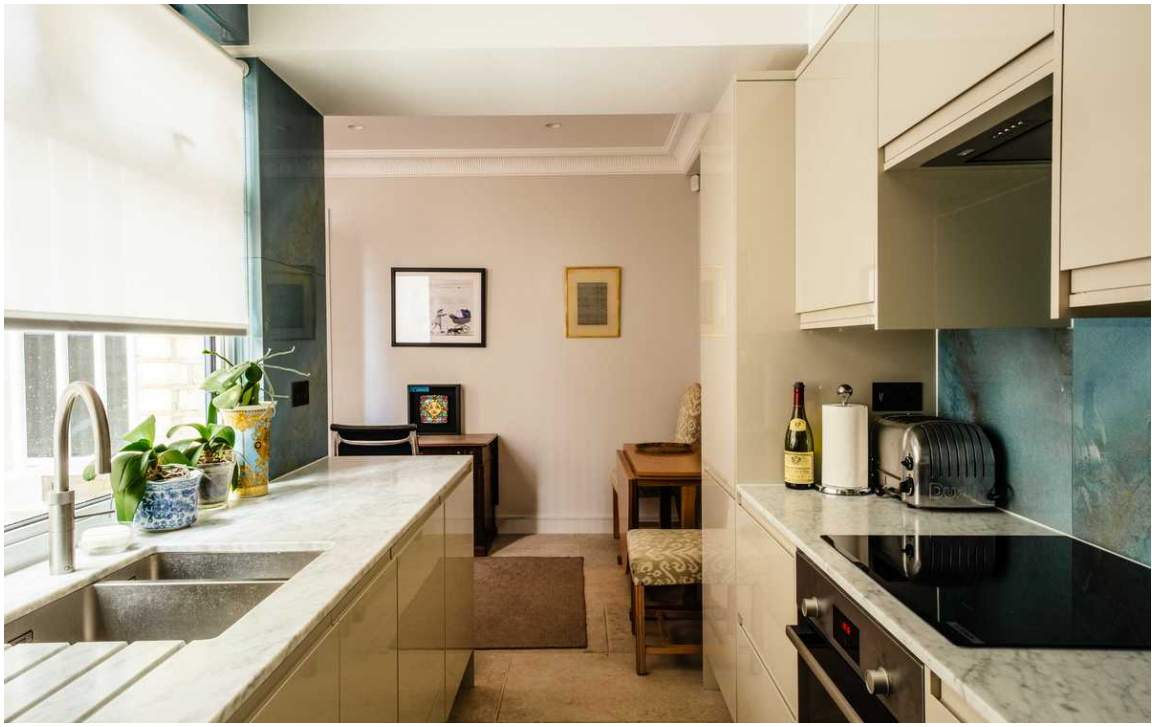
Superb lower ground floor apartment in the heart of Kensington

LEXHAM GARDENS
KENSINGTON W8

Lexham Gardens

£1,250 P/W

BEDROOMS 1	INTERNAL 600 SQ FT 55 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC —	COUNCIL TAX RBKC





The Property

This light-filled home offers generous, well-proportioned rooms throughout.

Entering the apartment on the lower ground floor, a hallway with recessed ceiling lighting and moulded crown detailing sets the tone, with light-toned tiled flooring running through to the principal rooms.

To the right of the entrance sits the kitchen fitted with glossy beige units and white marble worktops, with integrated cooking appliances and a window above the sink area. A neighbouring utility area adds further practicality to this level. The bathroom, positioned near the entrance has a glass-screened bath and wall-mounted shower. Recessed lighting and crown moulding feature throughout the apartment, adding a refined, considered finish to each room, while fitted storage in the bedroom and kitchen maximises the use of this approximately 600 sq ft home.



The Bedroom

The bedroom sits to the left of the entrance, fitted with built-in cabinetry offering considered storage. Centrally positioned, the reception room is well-proportioned, with the same tiled flooring and crown moulding carried through. Vertical-barred windows, dressed with blinds, bring in soft natural light while maintaining privacy at this lower ground level.



The Neighbourhood

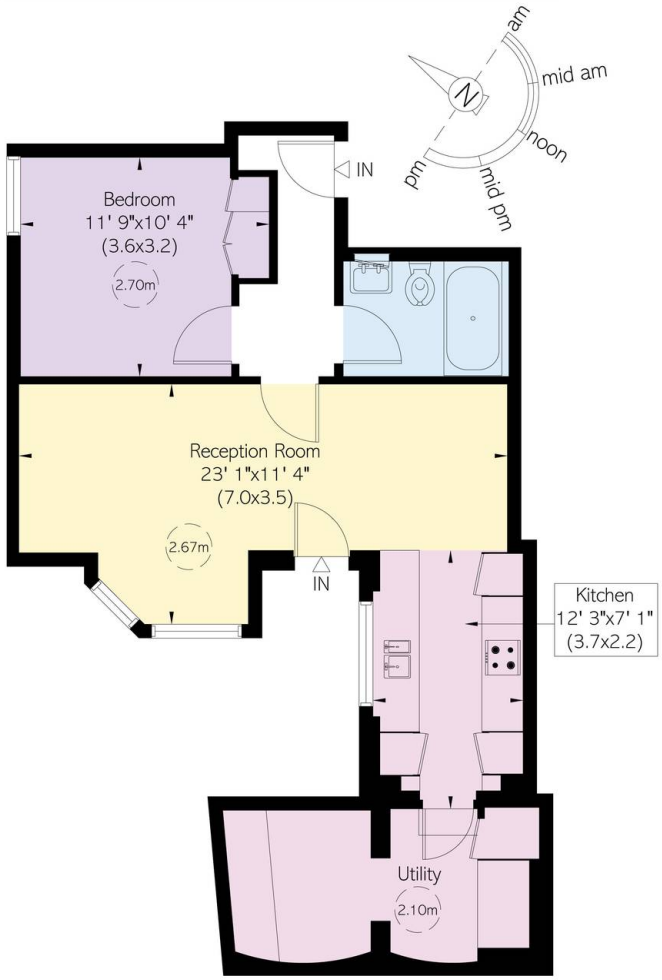
Lexham Gardens is a quiet, tree-lined street in the heart of Kensington, W8, moments from the shops and restaurants of Kensington High Street and Earls Court Road. Gloucester Road and Earls Court underground stations are both within easy reach, offering Piccadilly, District and Circle line connections. The open spaces of Kensington Gardens and Holland Park are a short walk away, alongside the area's renowned museums and cultural attractions, making this an upmarket and well-connected address.

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Approximate Internal Area
600 sq ft/ 56 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.



Lower Ground Floor

RUSSELL
SIMPSON

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