



# Lexham Gardens W8

£1,200,000

1 bedroom flat for sale

## Description

A rare opportunity to acquire a fabulous first floor one bedroom apartment in this beautiful and grand stucco fronted converted period building in Kensington. The apartment features stunning high ceilings with original cornice, floor to ceiling windows and French doors leading onto a south-facing balcony. Lexham Gardens is situated to the south of Kensington High Street and therefore benefits from the excellent shopping and transport facilities of the area. The open spaces of Kensington Gardens and Holland Park are nearby.

## Material Information

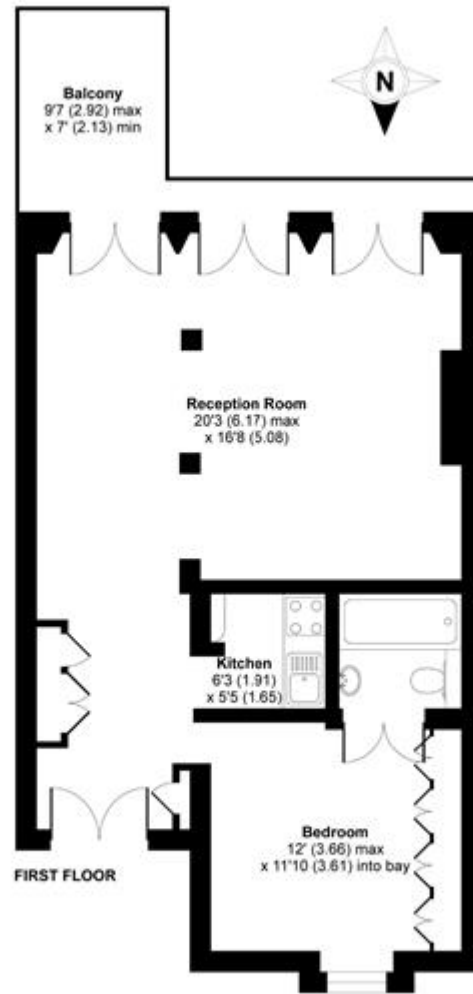
Tenure: Share of Freehold (980 years)

Service Charge: £3,875 per year





APPROX. GROSS INTERNAL FLOOR AREA 636 SQFT / 59 SQM





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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