

# TATES

020 7602 6020



## Lexham Gardens, London W8 6JN

**£695,000**

A beautifully presented, bright and stylish third floor one bedroom flat located in a charming period building, with high ceilings and many period features. In excellent condition throughout, the accommodation comprises a modern open plan kitchen/reception room with high ceilings and wood flooring. The apartment further benefits from a double bedroom, separate bathroom and plenty of storage.

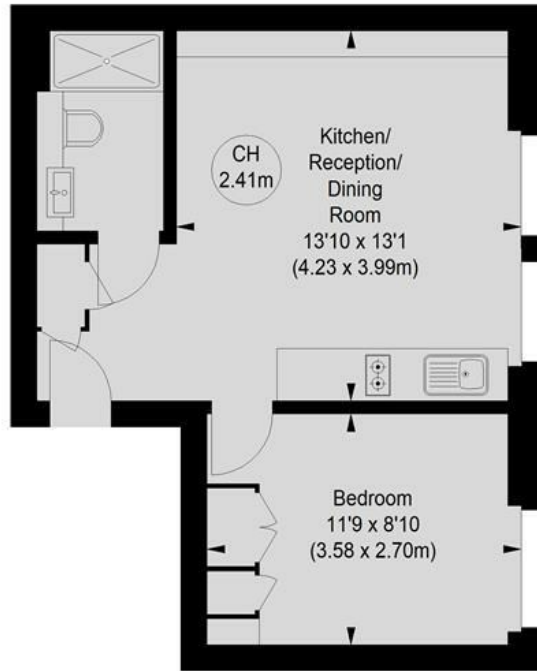
Lexham Gardens runs south of Kensington High Street where there is an abundance of shops and restaurants.

Walking distance to High Street Kensington underground station (Circle and District Lines) and Earls Court (Piccadilly and District Lines) are close by.

# LEXHAM GARDENS, W8

Approximate gross internal area  
366 sq ft / 34.00 sq m

Key :  
CH - Ceiling Height



## THIRD FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

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