



Lexham Gardens, London
London

£2,400,000

KNIGHTSBRIDGE
INTERNATIONAL REAL ESTATE



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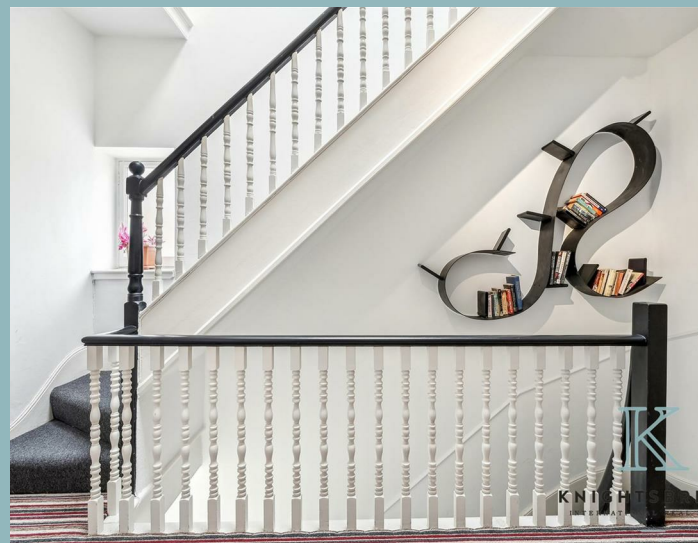



An impressive large split level, three/ four double bedroom apartment, situated over the third and fourth floor of this well maintained period building.

The third floor consists of a spacious main reception room with views directly over looking the gardens. A double bedroom / dining room adjoins the reception which can be blocked off, guest loo, separate kitchen and study are also found on this floor. The fourth floor has a further three double bedrooms and two bathrooms.

The property is located on the east side of Lexham Gardens which has the benefit of the gardens. not only this, the property comes with the further benefit of share of freehold.

Lexham Gardens is a prestigious location within the Royal Borough, just a short walk from the shops and restaurants on High Street Kensington and Hyde Park, as well as convenient transportation options on Gloucester Road and Earl's Court.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Lexham Gardens, W8
 Approximate Gross Internal Area
 164.32 sq m / 1,769 sq ft
 (Including restricted height
 under 1.5m - - - - 1)
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice.
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- Sought After Location
- Four Double Bedrooms
 - Split Level
 - Share of Freehold
- Access to communal gardens



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