



**2nd floor - 2 bedrooms - 765sq ft  
Lexham Gardens, Somerset Court,  
London, W8 6JN**

**TO RENT £4,333 PCM**

This stunning second floor apartment comprises two double bedrooms (overlooking the gardens), one bathroom and a further guest cloakroom, fully integrated kitchen and separate utility area. There is a lift service available.

The property offers spacious living accommodation with high ceilings with access to the balcony from the master bedroom. The reception/dining room overlooks Lexham Gardens and is well proportioned and very bright.

The property is newly decorated, fully furnished and carpeted throughout. Residential Land is the owner and managing agent of this property. Rent directly from us and pay no agency fees. All our tenants benefit from a dedicated building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency

- Newly Redecorated
- Balcony
- Newly Furnished
- Dedicated Building Manager
- Period Features

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

020 7581 0154

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

**Location**

Situated in the midst of the fashionable Royal Borough of Kensington and Chelsea, Somerset Court's newly re-decorated apartments are worth considering if you are looking for stylish flats to rent in W8.

Surrounded by kid-friendly restaurants, watering holes, cafés and a variety of fascinating shops, these attractive Kensington apartments are perfect for families with children and young professionals looking for two bedroom flats within reach of wine and dining establishments and upmarket boutiques.

The presence of several Tube stations located a few minutes of Somerset Court, plenty of buses and night buses running 24/7 to all places in London and fast connections to Heathrow Airport and London Underground stations like Gloucester Road, Earls Court and High Street Kensington, make commuting easy.

A stone's throw away are Holland Park and Kensington Gardens, giving tenants who rent apartments in W8 access to large green open spaces and with Museum Mile, home to the Natural History, Science and Victoria and Albert museums close by, you can be sure you won't be short of entertainment on a weekend or holiday.

**Description**

Second floor apartment comprises two double bedrooms (overlooking the gardens), one bathroom and a further guest cloakroom, fully integrated kitchen and separate utility area. There is a lift service available.

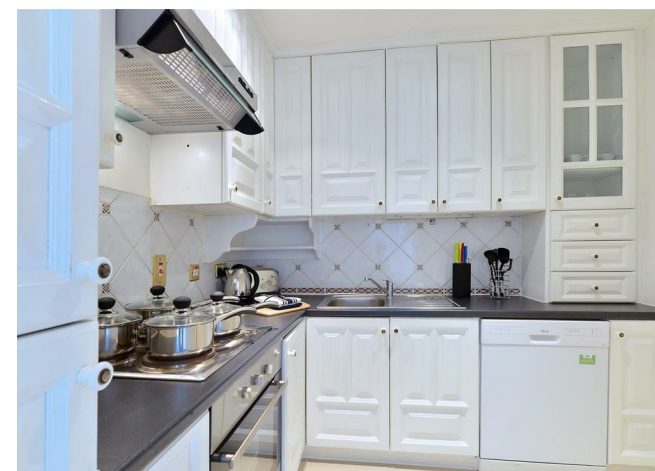
The property offers spacious living accommodation with high ceilings with access to the balcony from the master bedroom. The reception/dining room overlooks Lexham Gardens and is well proportioned and very bright.

The property is newly decorated, fully furnished and carpeted throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.