

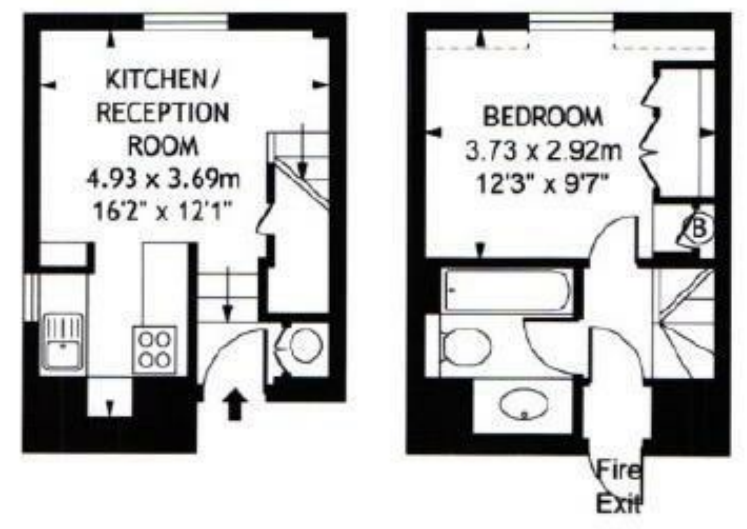
Lexham Gardens, W8

 **Approximate Internal Floor (Living) Area***
 34.46 sq m / 371 sq ft

 **Approximate Additional Area***
 0.00 sq m / 00 sq ft

Total Area Shown On Plan*
 34.46 sq m / 371 sq ft

 **Approximate External Area***
 0.00 sq m / 00 sq ft
 (Including restricted height under 1.5m (.....))



Approximate Gross Internal Area
16.66 sq m / 179 sq ft

Approximate Gross Internal Area
17.80 sq m / 192 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOWBAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Lexham Gardens, South Kensington, W8 6JQ
Guide Price £725,000 Leasehold



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for Sale

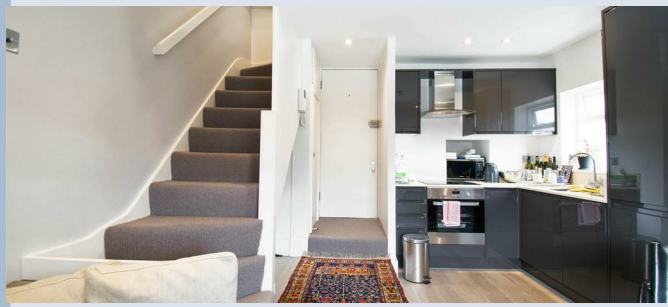
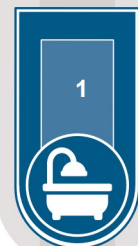
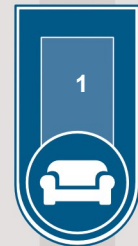
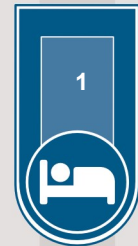
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THE LOCATION

Lexham Gardens benefits from excellent transport links with nearby Gloucester Road and High Street Kensington tube stations. Residents enjoy easy access to high-end shopping, diverse dining options, and beautiful green spaces like Kensington Gardens and Holland Park.



THE PROPERTY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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