

Lexham Gardens, Kensington, W8 6JN

TO RENT £9,966 PCMPCM



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.

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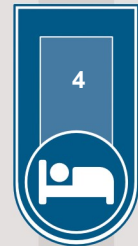
THE LOCATION

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 wining 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.



THE PROPERTY

Kensington, has been one of London's finest residential areas for many years, and has attracted Royalty, exclusive shops and restaurants. Its commercial heart is Kensington High Street. This affluent and densely populated area contains the major museum district of South Kensington, which has the Hall for music and nearby Royal College of Music.

The fine architecture and a vibrant atmosphere Kensington has to offer makes it a great place to visit, live or work in.

The transport tube links are High Street Kensington and South Kensington, Earls Court all within a stroll away.

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 74 | 81 |
| | 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 | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |