



Lexham Gardens, Kensington, London, W8

£2,050 per week* / £8,883.33 per month – Furnished or Unfurnished

A beautifully renovated 3 bedroom, 3 bathroom split-level apartment with direct access to a 40ft, South-facing shared garden.

3 Bedrooms | 1 Reception Room | 3 Bathrooms | Ground & Lower Ground Floor | Patio | Shared Garden | 1,444 Approx sq ft | EPC: E

APPLICANT FEES MAY BE APPLICABLE
DEPOSIT OF 6 WEEKS' RENT
HOLDING DEPOSIT OF 1 WEEK'S RENT

Winkworth



DESCRIPTION

This superb property has been refurbished to an exceptionally high standard. The living space, modern kitchen, and primary bedroom are located on the Raised Ground floor, with high ceilings, period features and engineered wood flooring. The three spacious double bedrooms all offer built-in wardrobes and are served by 3 bathrooms (2 en-suite) and a separate cloak room.

The property is available immediately on a furnished or unfurnished basis.



ACCOMMODATION

3 Bedrooms, 1 Reception Room,
3 Bathrooms, Ground & Lower Ground,
Patio, Shared Garden, Furnished or
Unfurnished, 1,444 Approx Sq ft

COUNCIL TAX BAND

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





<p>FLAT 4 79 - 81 LEXHAM GARDENS LONDON W8 6JN</p>	<p>Approx Gross Internal Area* 1444 Sq Ft - 134.15 Sq M</p>	<p>Surveyed and Drawn By: B K R Sunnyhill House, 3-7 Sunnyhill Road London, SW16 2UG</p>
<p>Lower Ground & Ground Floor</p>		<p>Tel: 0845 257 2023 Fax: 0845 257 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk © BKR 2015</p>
<p>* As Defined by RICS - Code of Measuring Practice</p> <p style="text-align: center;">Illustration For Identification Purposes Only. Not to Scale All Calculations include Any/All Areas Under 1.5m Head Height.</p>		

The photographs are real, however some are examples from other apartments in the building.

*Please note, the rent cannot be paid on a weekly basis

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