

LEXHAM GARDENS, LONDON W8

£1,100 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

Beautifully Refurbished Two-Bedroom Apartment in Lexham Gardens.

We are delighted to present this newly refurbished two-bedroom apartment, spanning 765 sq ft, situated on the second floor of a prestigious period property on Lexham Gardens.

The apartment features an open-plan living room with a dedicated dining area and a modern separate kitchen, offering both style and functionality. It comprises two beautifully designed double bedrooms, a well-appointed bathroom, and a convenient guest WC.

Refurbished to an exceptional standard, the property boasts plush carpets throughout. High ceilings and elegant period features enhance its character and charm, creating a sophisticated and inviting living space.

Ideally situated just south of Kensington High Street, this property offers unparalleled access to a variety of boutique shops, restaurants, and major retailers. Nearby green spaces such as Holland Park and Kensington Gardens provide tranquillity, while cultural landmarks like the Design Museum and Royal Albert Hall are within easy reach. With excellent transport links, this location combines convenience, culture, and lifestyle in one of London's most prestigious neighbourhoods.



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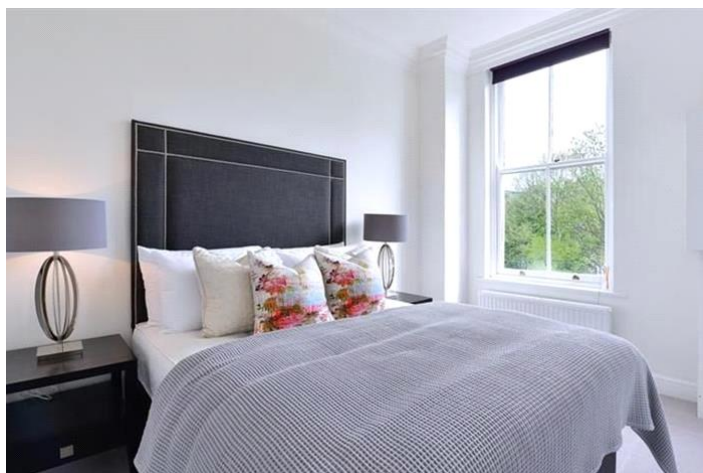
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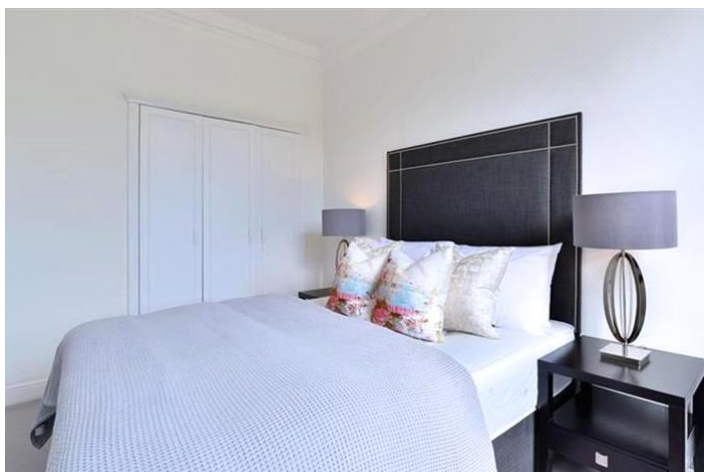
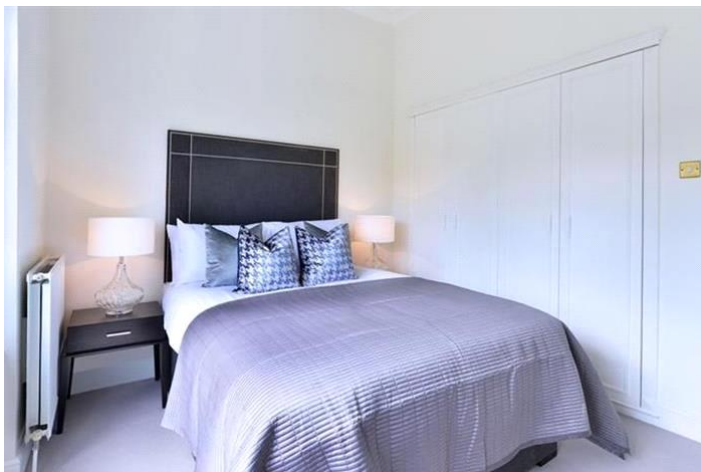
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FLAT 7
79 - 81 LEXHAM GARDENS
LONDON W8 6JN

Second Floor

Approx Gross Internal Area*
 765 Ft² - 71.07 M²

Recommended By
B K R

Burrell House, 37 Surrey Road
 London, SW16 2UG

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 www.bkr.co.uk
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* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale.
 All Calculations include Any/All Areas Under 1.5m Head Height.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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