



**LEXHAM GARDENS, KENSINGTON, W8**

£975 per week\*

**Carter Jonas**

# LEXHAM GARDENS, KENSINGTON, LONDON, W8

EPC rating: D

## THE PROPERTY

A nicely presented two bedroom, one bathroom flat of c.600 sq. ft on the fifth (top) floor of this residential building. It benefits from lift access. EPC rating: D

Located on the west side of Lexham Gardens that is separated by Marloes Road, this is a beautiful stucco-fronted period building that is conveniently situated for the diverse and extensive amenities of High Street Kensington, South Kensington and Earls Court.

Reception, kitchen, double bedroom, single bedroom, bathroom. Furnished. Lift.

Minimum term is 12 months

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

Royal Borough of Kensington & Chelsea

Council tax band: F

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.



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## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

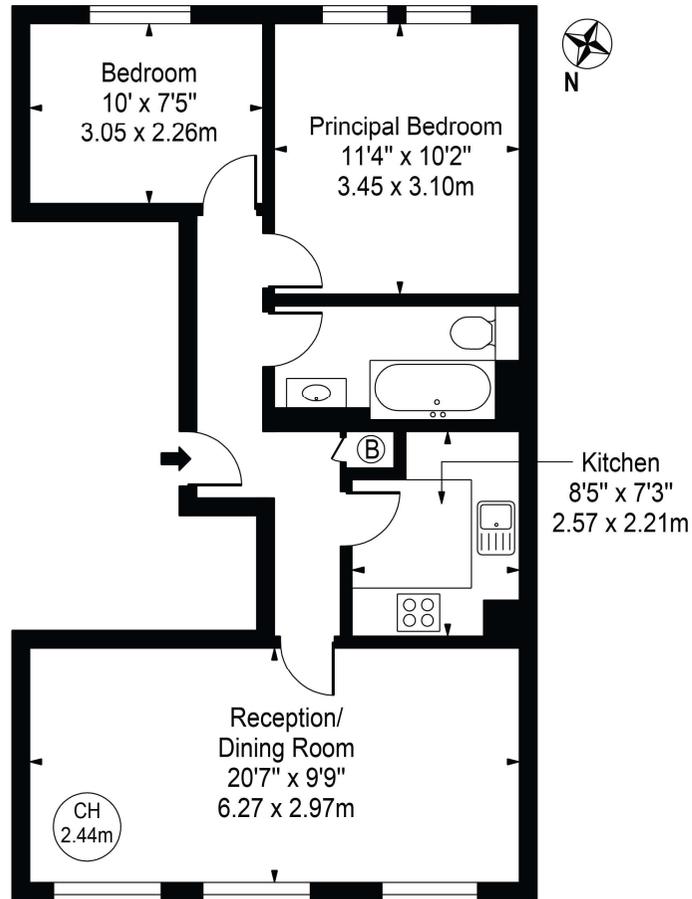
Local Authority - Council Tax Band F

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# Lexham Gardens

Approx. Gross Internal Area 583 Sq Ft - 54.16 Sq M



**Fifth Floor**  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	59	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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### IMPORTANT INFORMATION

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