



Lexham Gardens, Kensington W8

ASHDOWN MARKS  
PROPERTY CONSULTANTS



## Lexham Gardens, Kensington W8

A beautiful 3 bedroom  
Penthouse apartment with  
views.

A beautifully presented contemporary PENTHOUSE apartment, with direct lift access, featuring a generous vaulted reception room opening onto a 29' (9m) south facing decked balcony and three double bedrooms overlooking the communal gardens.

Lexham Gardens is a prime Kensington address situated close to the excellent facilities of both Kensington High Street and Gloucester Road.

Guide Price: £2,500,000











### Terms:

**Lease:** 999 years from 25/12/1976 therefore approx. 953 Years remaining

**Service Charge:** Approx £5,270 for 2021 to include sinking fund contribution

**Guide Price £2,500,000**



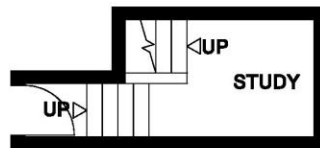
**LEXHAM GARDENS**

**LONDON W8**

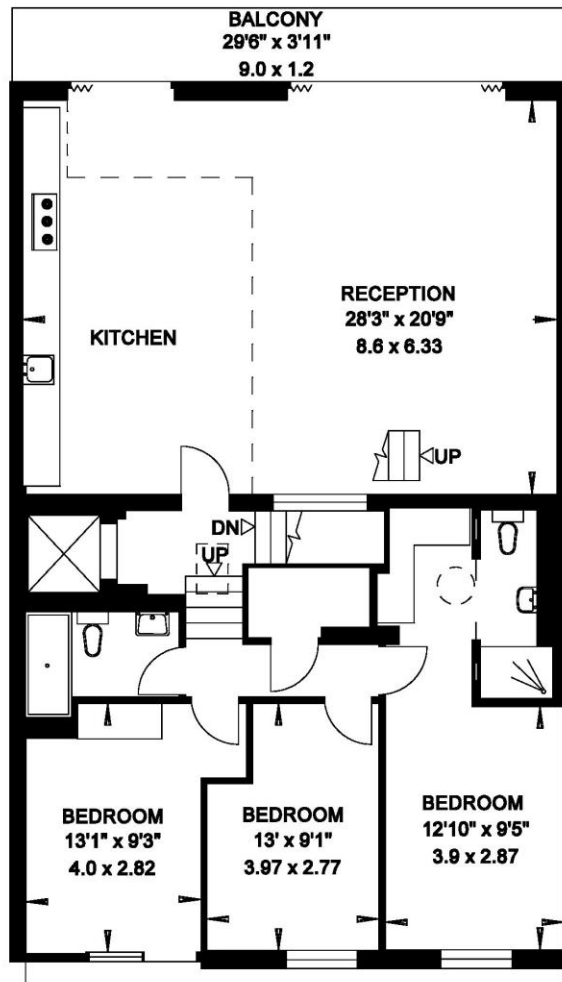
**Gross Internal Area = 132 sq. metres**

**1420 sq. feet**

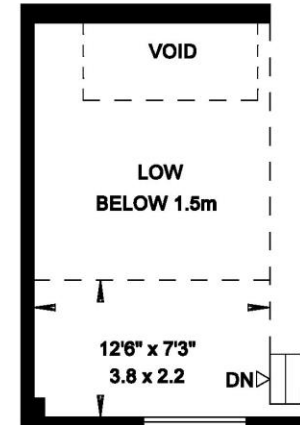
**(Excluding Lift & Low Heights)**



**THIRD FLOOR**



**FOURTH FLOOR**



**MEZZANINE**

Important notice: Ashdown Marks, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ashdown Marks have not tested any services, equipment or facilities.

9 Milner Street

London SW3 2QB

020 7589 3353

[www.ashdownmarks.co.uk](http://www.ashdownmarks.co.uk)

**ASHDOWN MARKS**  
PROPERTY CONSULTANTS