



# Cutler&Bond

LOWER GROUND FLOOR FLATS

Kensington Office  
T: 020 7938 3322  
F: 020 7938 4343  
E: [info@cutlerandbond.com](mailto:info@cutlerandbond.com)



## Lexham Gardens, Kensington £935,000 Share of Freehold

An immaculately presented and very light two bedroom garden apartment of 838 sq ft (77.85 sq m) positioned in the preferred communal garden one-way section of Lexham Gardens. The property has been designed with great flair and features a fabulous reception room with skylights and a retractable bi-folding door section that opens up fully to a private decked terrace. The property further features a contemporary wooden clad and very useful external utility room, wooden floors, and bespoke-fitted kitchen and bathroom.

The garden flat is located at the back of this handsome stucco fronted Victorian building and is therefore blissfully quiet. It is rare to find such a light and bright garden flat that has the feel of a beach house and which lends itself perfectly for entertaining.

The apartment is located in the very best part of Lexham Gardens with private communal gardens directly opposite.



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- Immaculately presented
- Two bedrooms
- Superb decked terrace
- Wooden floors
- Very light throughout
- Share of freehold

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Accommodation comprises:

Large reception room; Two bedrooms; Bathroom; Kitchen; Dining room; Terrace; Self-contained utility room; Access to communal gardens.

Tenure: Share of freehold

Service charge: TBC

Price: £935,000 subject to Contract

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Viewings via: Cutler and Bond, The Studio, Hesper Mews, Earl's Court, London, SW5 0HH

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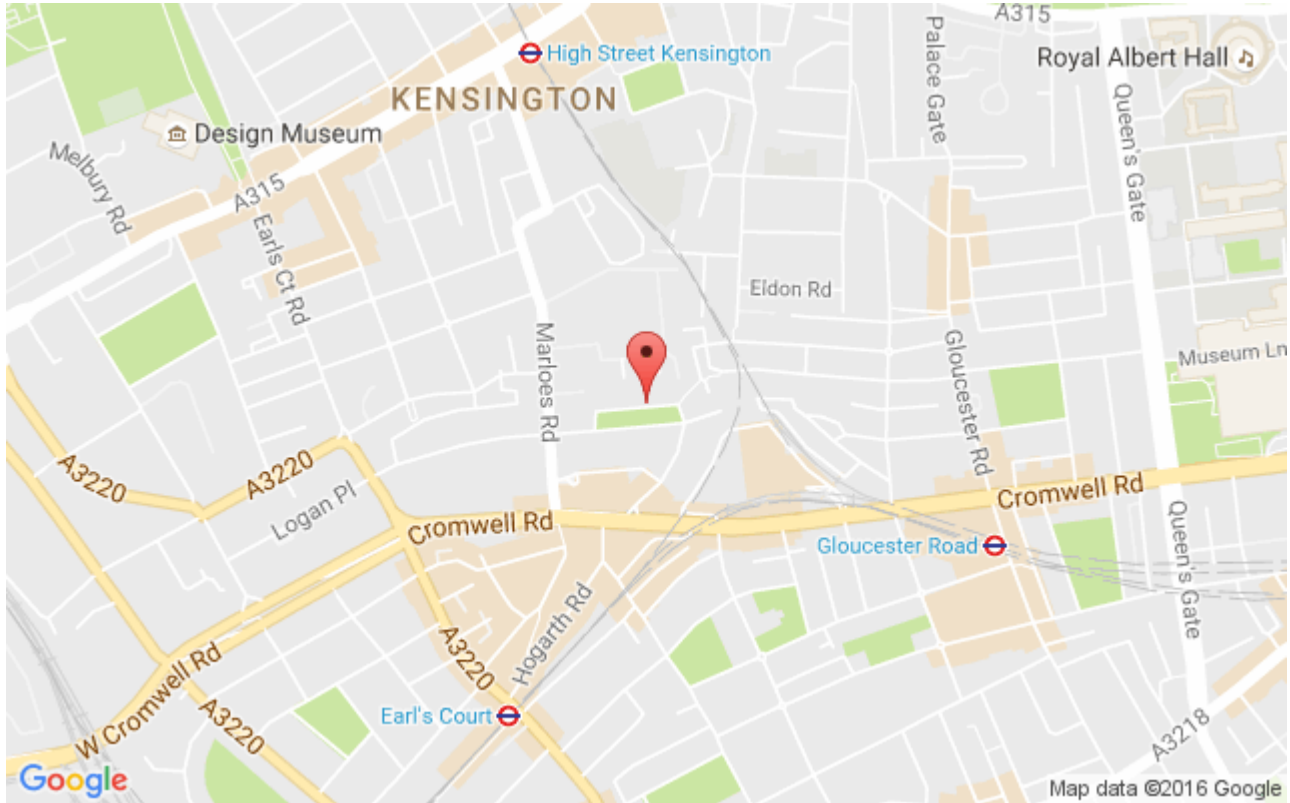
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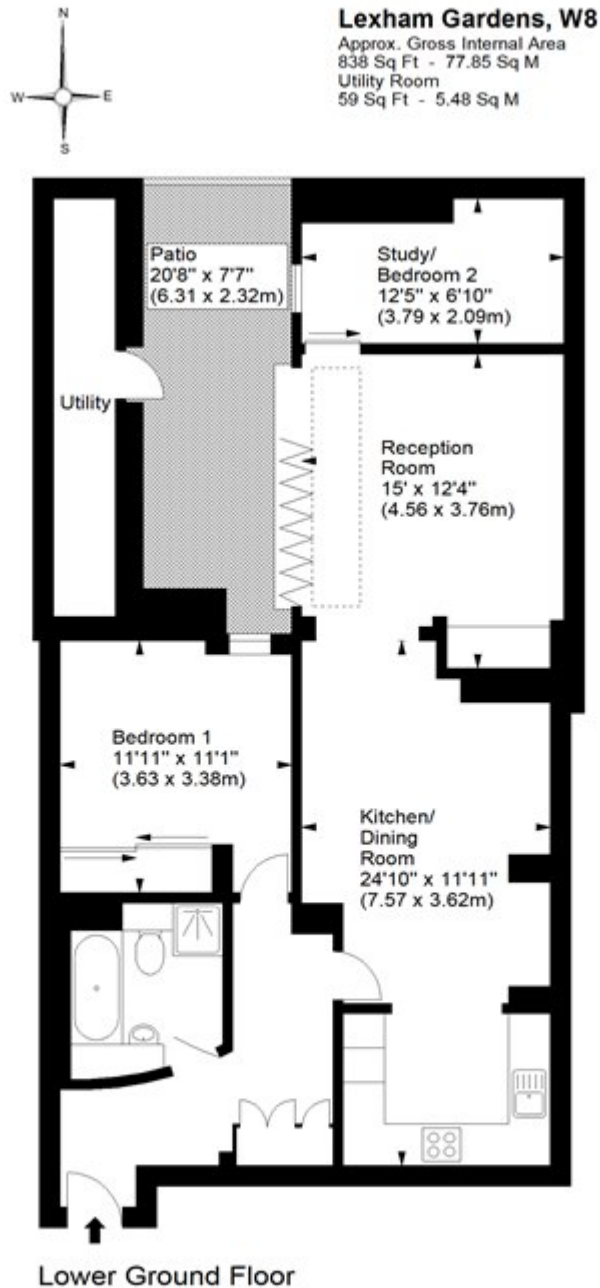
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All measurements are taken and shown at floor level.  
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