



Lexham Gardens, London, W8

£4,500 per month *Furnished*



A stunning, refurbished two bedroom, two bathroom flat located on the Raised Ground Floor of this period building.

KEY FEATURES

- Stylish Renovation
- 2 Bedrooms
- 2 Bathrooms
- Modern, open-plan living
- Raised Ground Floor
- 1,073 sq ft approx.



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Spread over 1,073 square feet, this superb property has been refurbished to an exceptionally high standard. Entered via the original front door of the building, the flat features a spacious and bright open-plan kitchen/reception room with wooden floors, wonderfully high ceilings and modern, fully-fitted kitchen.

To the rear of the flat are two spacious double bedrooms, both with built-in wardrobes, an en-suite bathroom and separate shower room. The property further benefits from ample storage space with built-in cupboards in the hallway and a loft above the en-suite bathroom.

This fantastic property is available from end of July on a furnished basis.

NB. Some photos contain CGI staging for illustrative purposes only.

MATERIAL INFO

Deposit: 6 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: G





LEXHAM GARDENS W8

APPROX. GROSS INTERNAL AREA *
1073 Ft² - 99.67 M² (Excluding Bedroom Cupboard)
Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY SERVICES

For more information, scan the QR code or visit the link below

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



<https://www.winkworth.co.uk/rent/property/SKE210016>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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