



**INTERLET**

LEXHAM GARDENS (5), KENSINGTON, LONDON, W8  
£575 PW



BILLS INCLUDED - A charming one-bedroom flat set within a beautiful Victorian building in the heart of Kensington, London W8. Boasting high ceilings, an abundance of natural light, and plenty of storage space ensuring all your belongings can be neatly tucked away - this home is an absolute gem. The flat further features a private balcony offering picturesque views over a stunning Victorian residential street. Inside, you'll find a comfortable bedroom, modern bathroom, and open-plan kitchen/living area complete with a convenient washing machine and cosy fireplace that adds warmth and character to this lovely home. All bills are included except for electricity. Furnished upon request. Located in the prestigious W8 postcode, this property enjoys an unbeatable location. Kensington is known for its upscale and vibrant atmosphere, with world-class shopping, dining, and cultural attractions right at your doorstep. Immerse yourself in the rich history of the area with a visit to the nearby Kensington Palace or take a leisurely stroll through the picturesque Kensington Gardens. The convenience of this central location also means easy access to public transport, ensuring that all of London's wonders are within your reach. Lexham Gardens is conveniently positioned between Earls Court (District and Piccadilly lines) and High Street Kensington (Circle and District lines) tube stations. Wheth[...]

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### Important Notice

Interlet and their clients 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. The 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, and distances are approximate. The text, images, 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 contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Address: 120 Lexham Gardens, W8 6JE		

**i**NTERLET  
SALES & LETTINGS

Welcome home.