Lexham Mews, W8

LUROT BRAND

MEWS SPECIALISTS EST. 1971

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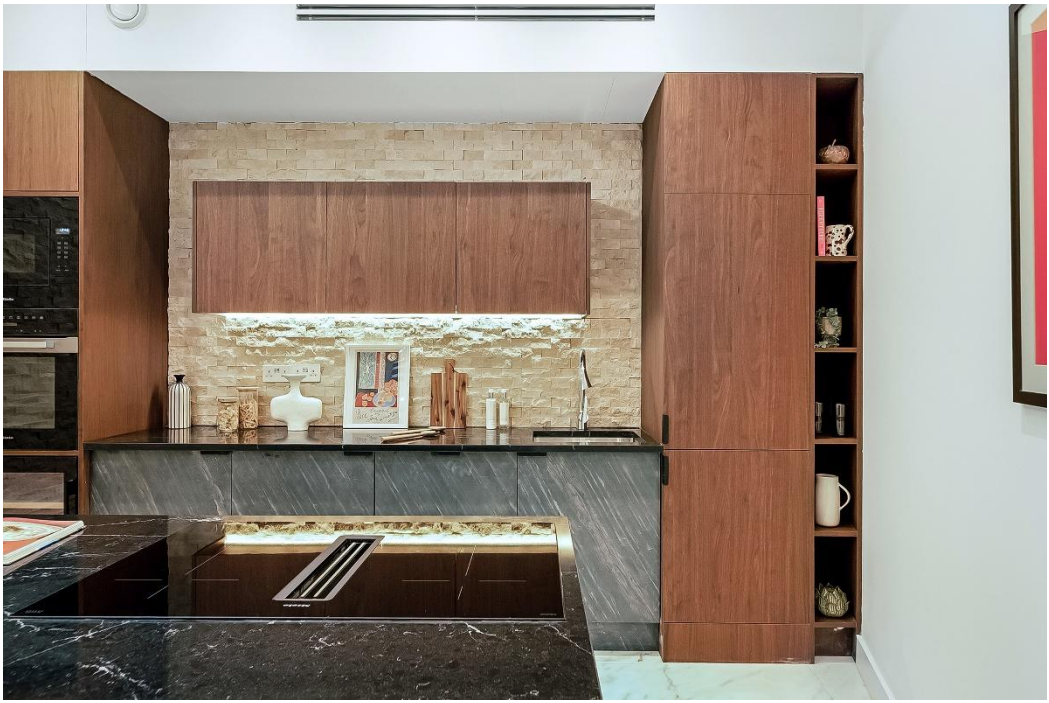
Ground Floor

Kitchen



Lexham Mews, W8

Freehold

£2,250,000 STC

Brand New - 2 Bedroom Mews House with Excellent Green Credentials

This property is one of three newly constructed, two-bedroom freehold mews house in Lexham Mews built to a very high standard.

The house has high ceilings and large windows providing good natural light throughout. The eat-in kitchen has Miele appliances including oven, hob, dishwasher, washing machine and tumble dryer, quartz worktops, and 1,200mm × 600mm Carrara Royale white marble floor tiles. Bathrooms are finished with 600mm × 600mm Selena Beige marble tiles and have underfloor heating. Floors are wide-board oak; the staircase is solid walnut. The house uses reused 200-year-old English brickwork. Climate systems include air conditioning throughout and whole-house MVHR. Cat 6 cabling is installed.

LOCATION

Lexham Mews is in a popular location in the heart of Kensington close to many shops and restaurants with Kensington High Street a short walk away. Holland Park is also nearby, offering a beautiful green open space, while the area’s excellent transport links make it easy to get around London.

Kitchen

Second Floor

First Floor

En Suite

FEATURES

- Reused old English brickwork
- Quartz worktops
- Wide-board natural oak flooring
- Carrara Royale white marble
- Solid walnut floating staircase
- Selena Beige marble

OTHER USEFUL INFORMATION

EPC	B
Council Tax Band	TBC

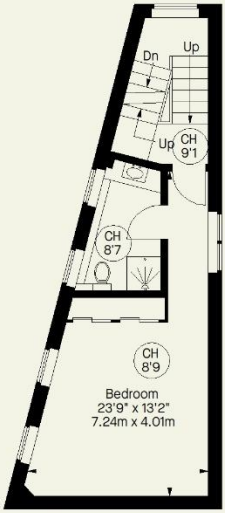
NEAREST TUBE STATIONS

High Street Kensington (Circle and District lines)

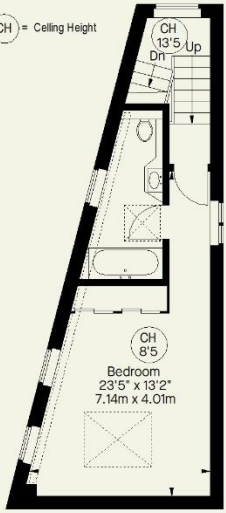
Lexham Mews, W8

Approximate Gross Internal Area

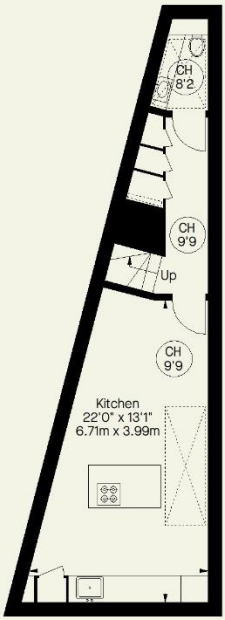
1299 FT^2 - 120.7 M^2



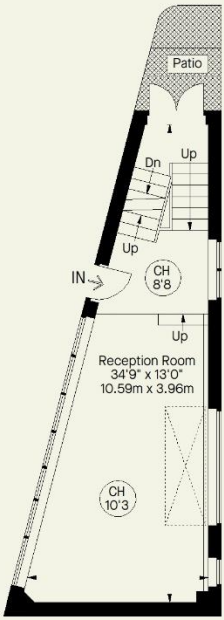
First Floor



Second Floor



Basement



Ground Floor

= Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is take for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text in the particulars.

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