



Lexham Mews, W8

LUROT BRAND

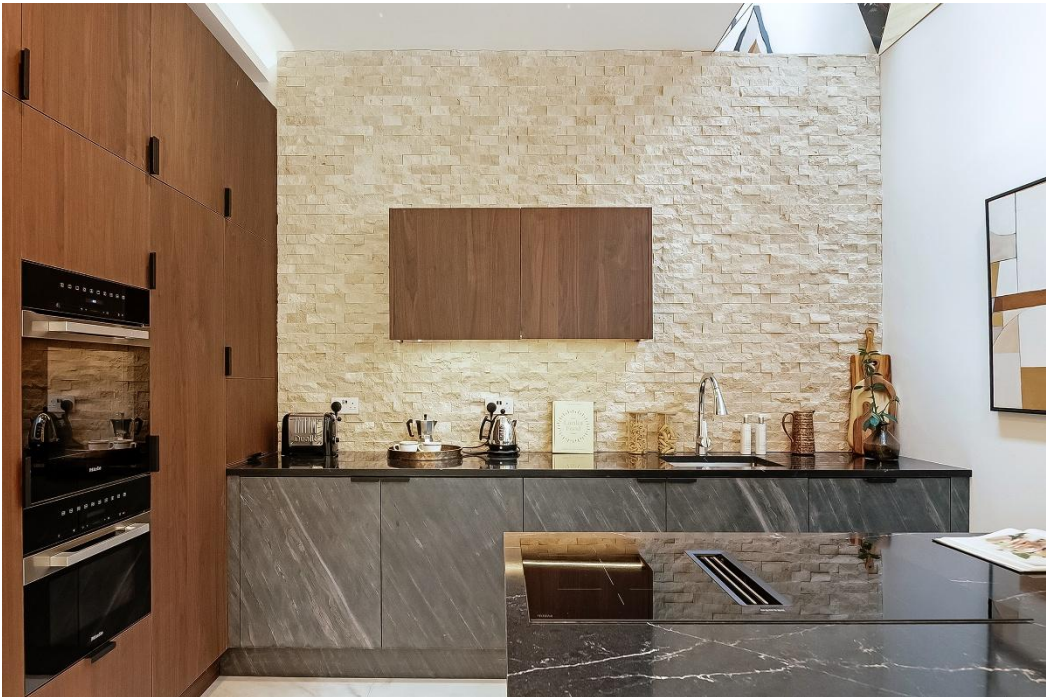
MEWS SPECIALISTS EST. 1971

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Basement

Basement



Lexham Mews, W8

Freehold

£3,250,000 STC

Exceptionally Renovated Mews House in the Heart of Kensington.

A delightful mews house that combines striking contemporary architecture with eco-friendly construction and excellent green credentials. A superb reception room occupies the ground floor, while the lower ground floor features a kitchen and dining space with adjoining utility area. The upper floors provide three bedrooms and three ensuite bathrooms.

Finished to an exceptional standard using natural and sustainable materials, the house features wide-board natural oak flooring, walnut stairs and reused 200-year-old English brickwork. The bespoke kitchen is fitted with Miele appliances, quartz worktops and oversized 1,200mm x 600mm Carrara Royale white marble flooring to the kitchen and utility area. Bathrooms are finished with 600mm x 600mm Selena Beige marble tiles.

Further benefits include whole-house mechanical ventilation with heat recovery, air conditioning and Cat6 cabling throughout.

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 beautiful green open space, while the area's excellent transport links make it easy to get around London.



Basement

Ground Floor





Ground Floor

First Floor



FEATURES

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

OTHER USEFUL INFORMATION

EPC	B
Council Tax Band	TBC

NEAREST TUBE STATIONS

Gloucester Road (District, Circle and Piccadilly Line) and High Street
Kensington (District and Circle Lines)

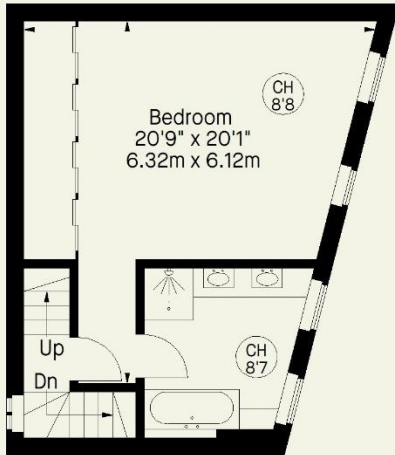
Lexham Mews, W8

Approximate Gross Internal Area
(Including Garage)

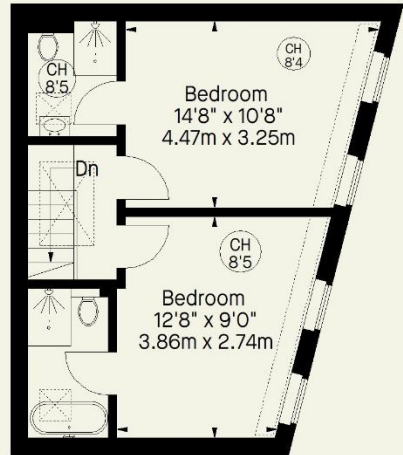
1624 FT² - 150.9 M²



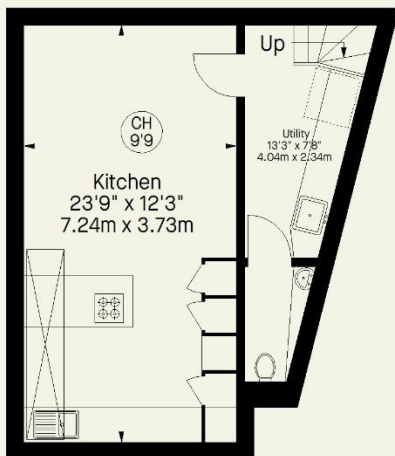
CH = Ceiling Height



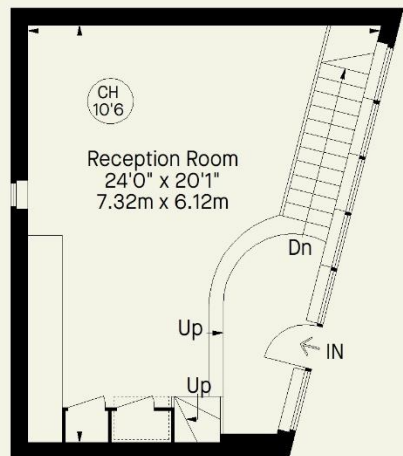
First Floor



Second Floor



Basement



Ground Floor

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 taken 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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