



Lexham Mews, W8

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



Lower Ground Floor

Lower Ground Floor



Lexham Mews, W8

Freehold

£3,950,000 STC

A Newly Renovated Three-Bedroom Mews House

Lexham Mews is an eco-conscious mews house offering generous volumes, excellent natural light and a clean contemporary finish throughout.

The property is finished with a considered mix of natural and sustainable materials, including wide-board oak flooring, solid walnut floating stairs and reclaimed 200-year-old English brickwork. The kitchen is fitted with Miele appliances, quartz worktops and large-format Carrara Royale marble flooring, with Selena beige marble used in the bathrooms. The house also benefits from whole-house mechanical ventilation with heat recovery, air conditioning throughout and Cat6 cabling. Arranged over four floors, the lower ground floor provides a spacious kitchen/dining room utility room and guest loo. There is a reception room and patio on the ground floor. The first floor is dedicated to a principal bedroom with ensuite, while the second floor offers two further bedrooms, both with ensuite bathrooms.

Parking spaces are available via separate negotiation.

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.



Lower Ground Floor

Ground Floor





First Floor

First Floor



FEATURES

Kitchen/Dining Room

Patio

Utility Room

3 Bedrooms

Guest Loo

3 Bathrooms

Reception Room

Air Conditioning

Miele appliances

Cat6 Cabling

OTHER USEFUL INFORMATION

EPC

B

Council Tax Band

TBC

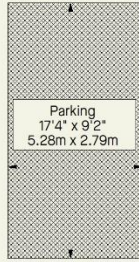
NEAREST TUBE STATIONS

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

Kensington (District and Circle Lines)

Lexham Mews, W8

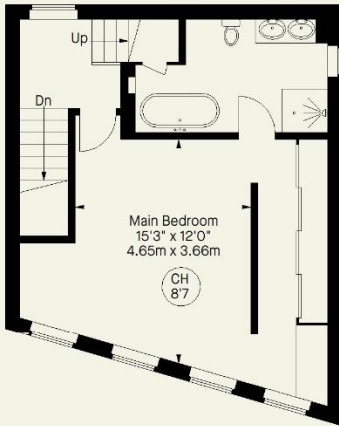
Approximate Gross Internal Area
2100 FT² - 195.1 M²



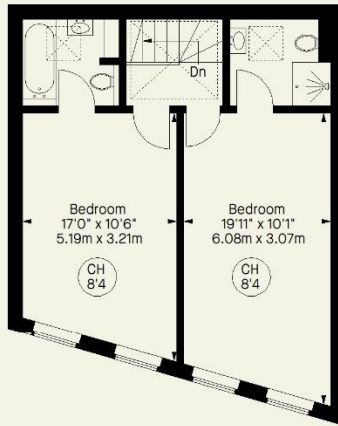
(Not Shown In Actual Location / Orientation)



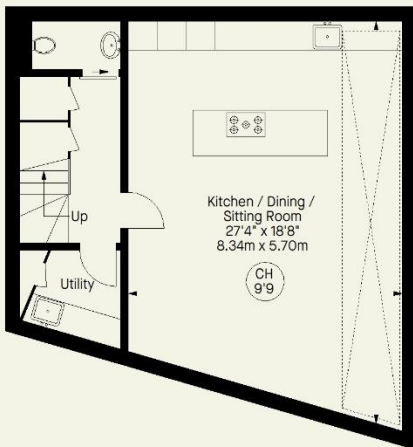
(Not Shown In Actual Location / Orientation)



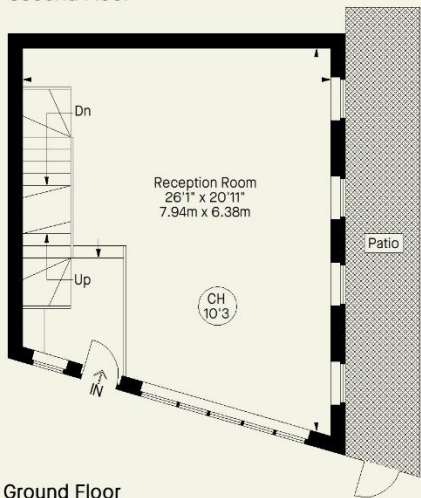
First Floor



Second Floor



Lower Ground Floor



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.

Hyde Park
37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give, and neither Lurot Brand nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.