



Spacious three bedroom property with a 51ft garden

Imperial Court, 4-10 Lexham Gardens, London, W8

£1,450,000 Share of Freehold



Local Information

Imperial Court forms part of an attractive stucco-fronted terrace, occupying a quiet mid-terrace position on Lexham Gardens.

Imperial Court is very well located for a number of boutique shops and restaurants on the neighboring Stratford Road as well as the larger stores on Kensington High Street and Gloucester Road (such as Waitrose and Wholefoods, Marks & Spencer and Sainsbury's).

There are also excellent transport links at Gloucester Road and High Street Kensington Underground Stations (Piccadilly, District & Circle Lines) and numerous bus routes.

About this property

The property offers a rare opportunity to acquire c.1,400 sq ft of lateral accommodation with a 51ft by 29ft "south-easterly" facing garden as well as its own secluded entrance.

This charming unmodernised garden apartment is currently arranged as three bedrooms with a separate dining room, kitchen and large reception room looking onto a 51ft private garden. This flexible accommodation, situated on the popular Lexham Gardens offers the perfect opportunity for an incoming purchaser to add their own stamp to the property.

Tenure

Share of Freehold

Local Authority

Royal Borough Of Kensington and Chelsea

Energy Performance

EPC Rating = D

Viewing

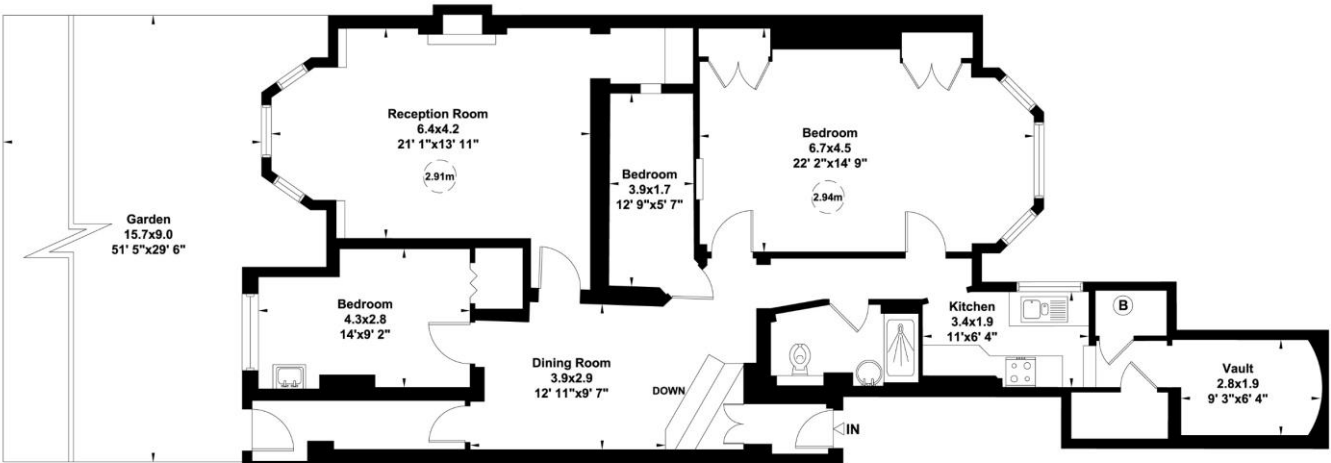
All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.






Lexham Gardens, W8
Gross internal area (approx.)
133 Sq m (1428 Sq ft) Including Vault
127 Sq m (1367 Sq ft) Excluding Vault
For identification only, Not to Scale

capital 020 8671 7722



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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