



SOMERSET COURT

—
KENSINGTON W8

A RARE RESIDENTIAL INVESTMENT
OR BREAK-UP OPPORTUNITY IN
PRIME KENSINGTON, W8 6JN

SC
SOMERSET
COURT
—
KENSINGTON W8



A rarely available cross-converted residential investment or break-up opportunity encompassing two stucco-fronted Victorian Freehold terraced houses comprising 14 apartments in Kensington, 79-81 Lexham Gardens, W8 6JN



SOMERSET COURT

KENSINGTON W8

APARTMENTS

- > 2 x 1 bedroom Manhattan apartments
- > 10 x 2 bedroom apartments
- > 2 x 3 bedroom apartments

INVESTMENT OPPORTUNITY

- > 14 well appointed 1, 2 and 3 bedroom apartments totalling 11,238 sq ft NSA
- > Freehold tenure
- > An ERV of £13,975 per week or £726,700 per annum in current condition; with a fully modernised ERV of approx £1,090,050 per annum
- > GIA of 12,575 sq ft
- > Desirable London location within prime Kensington
- > 80ft double width south facing rear garden
- > New passenger lift
- > Walking distance to High Street Kensington and Gloucester Road Underground
- > The entrance hall and communal hallways have been recently refurbished
- > Close proximity to Kensington, Knightsbridge and Chelsea restaurants, shops and bars
- > Raised ground and garden floor (apartments 1-4) fully refurbished, with apartments 5-14 in good rental condition and opportunity to fully refurbish
- > All apartments qualify for RBK&C parking permits
- > Interior designed interiors of modernised flats
- > Potential to add balconies to the rear of apartments 5 & 6 subject to planning permission
- > Quality full FF&E designer rental package to the latest regulatory standards

Two white stucco-fronted Victorian terraced houses with tranquil 80ft double width south facing garden

A DESIRABLE ADDRESS
IN THE HEART OF LONDON



79-81 Lexham Gardens comprises two cross converted white stucco-fronted freehold terraced houses, made up of 14 self-contained apartments.

The apartments are arranged over garden, ground and five upper floors, totalling 11,238 sqft.

Apartments 1-4 located on the ground and garden floor have been recently refurbished to a high standard.

The building benefits from a lift as well as a double width 80ft south facing garden, which is shared by duplex flats 3 and 4, in addition to their own private terraces.



Located in the affluent residential area of Kensington Village in prime W8, moments from London’s famous Hyde Park and extensive woodland of Holland Park

ONE OF LONDON’S MOST SOUGHT AFTER LOCATIONS



Kyoto Garden, Holland Park

Somerset Court is located within the London Borough of Kensington and Chelsea, and is situated in the affluent residential area of Kensington Village.

Kensington is one of the capital's most prestigious neighbourhoods and offers a slice of tranquility with a plethora of green spaces. One of these is Holland Park, where you will find the beautiful Japanese Kyoto Gardens. This relaxing haven features a waterfall and pond with plenty of large Koi. Within the park, you are also quite likely to spot a peacock or two.

The iconic Natural History Museum where you can discover vast amounts of specimens is within easy walking distance. The Museum offers a dynamic and ever-changing programme which is perfect for locals or tourists alike.

The restaurant and shopping scenes in Kensington and the surrounding areas of Chelsea, Knightsbridge and Belgravia are synonymous with upmarket elegance.

Maggie Jones's is a popular spot, which has built up a solid reputation for serving up consistently good, traditional food.

The Michelin Starred Kitchen W8 is a short walk away from the property, with other delightful options including The Ivy Brasserie and Bill Wyman's rock-themed American food restaurant, Sticky Fingers.



The Natural History Museum



CONNECTED LIVING

The property is located within close proximity to High Street Kensington (0.4 miles), the Grade II listed gardens of Holland Park (0.8 miles), and the exclusive retail and business districts of Knightsbridge, Chelsea and South Kensington, all of which are within walking distance.

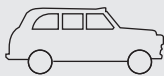
Nearby underground stations include High Street Kensington (0.4 miles), Earl's Court (0.5 miles) and Gloucester Road (0.5 miles). Earls Court station is only 10 minutes from Paddington station where the arrival of the Elizabeth Line (Crossrail) has transformed cross-London travel. And with the A4 on the doorstep there are excellent transport links in and out of London.

CGI: Paddington Crossrail platform



TUBE

From
Earl's Court
(7 mins walk from
79-81 Lexham Gardens)



TAXI

From
79-81 Lexham Gardens



BUS

From
79-81 Lexham Gardens



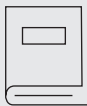
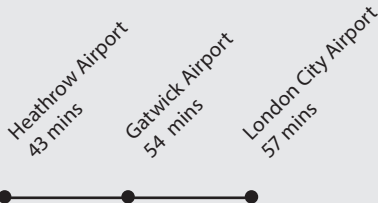
WALKING

From
79-81 Lexham Gardens



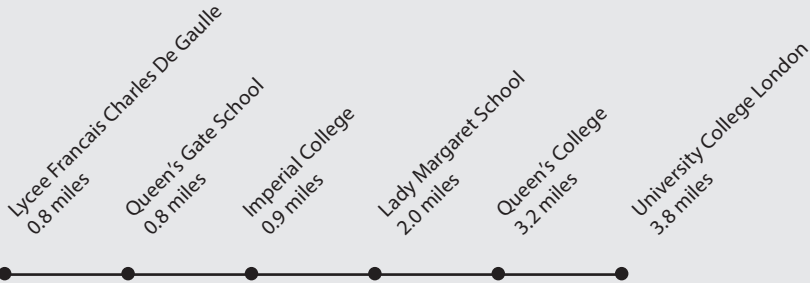
AIRPORTS

Via Tube/Rail
network



EDUCATION

Distance from
Somerset Court









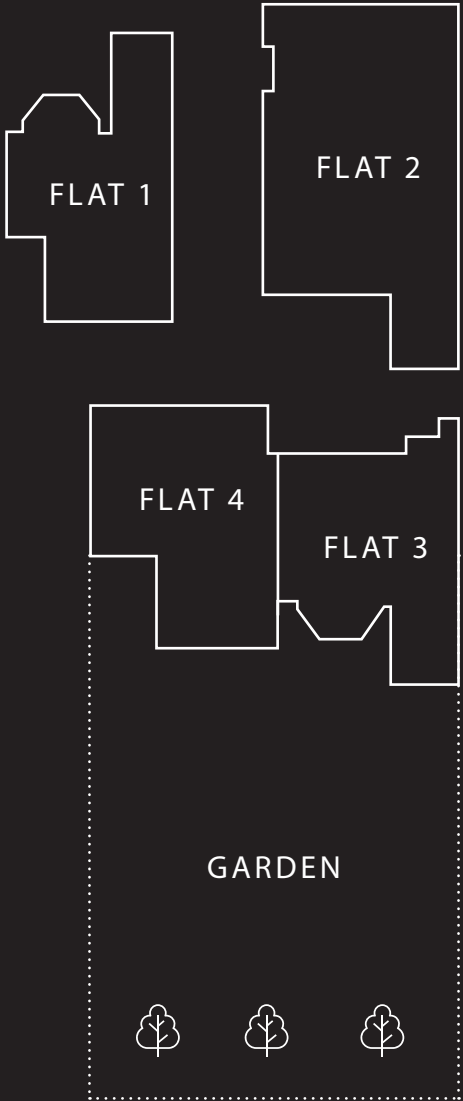




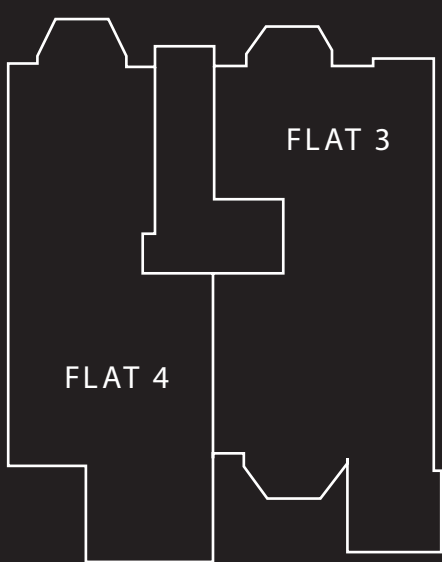
PLOT LOCATOR

STREET FACING

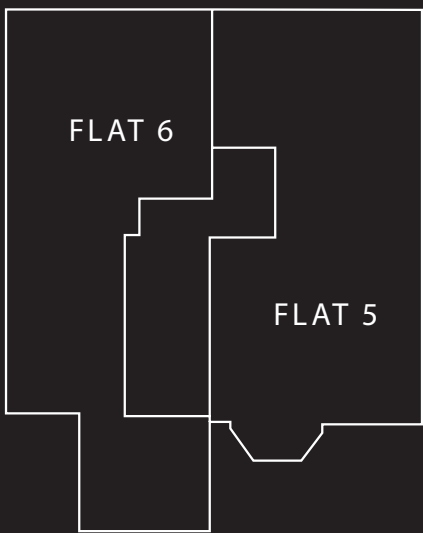
GARDEN FLOOR



GROUND FLOOR



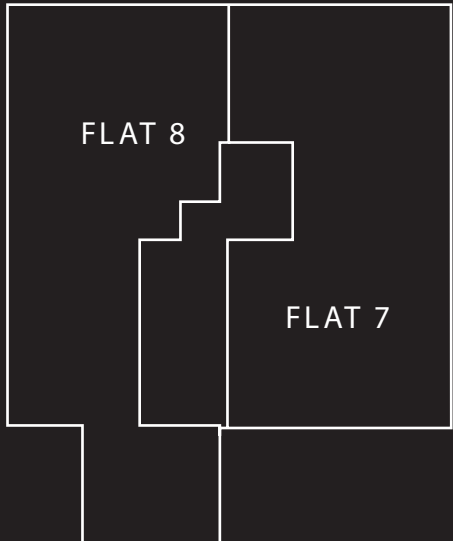
FIRST FLOOR



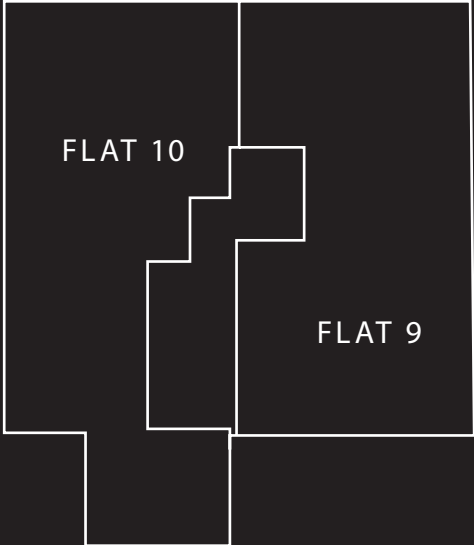
GARDEN FACING

STREET FACING

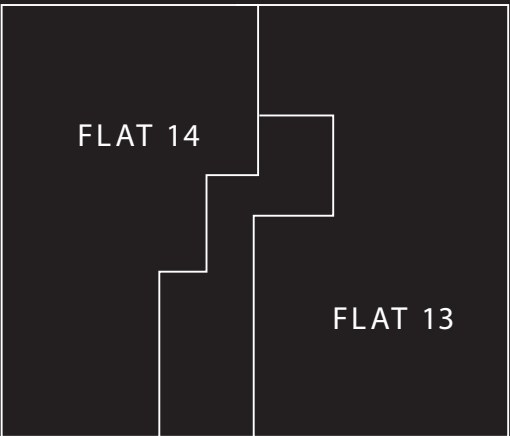
SECOND FLOOR



THIRD FLOOR



FIFTH FLOOR



GARDEN FACING

FLOOR PLANS

FLAT 1

Total 464 sq ft 43.10 sq m
One bedroom Manhattan style
Garden Floor



FLAT 2

Total 482 sq ft 44.7 sq m
One bedroom Manhattan style
Garden Floor



FLOOR PLANS

FLAT 3

Total 1,505 sq ft 139.81 sq m
Four Bedrooms
Garden Floor & Ground Floor



FLOOR PLANS

FLAT 4
Total 1,444 sq ft 134.15 sq m
Three Bedrooms
Garden Floor & Ground Floor



FLOOR PLANS

FLAT 5
Total 779 sq ft 72.37 sq m
Two Bedrooms
First Floor



FLAT 6
Total 767 sq ft 71.25 sq m
Two Bedrooms
First Floor



FLOOR PLANS

FLAT 7

Total 765 sq ft 71.07 sq m
Two Bedrooms
Second Floor



FLAT 8

Total 792 sq ft 73.58 sq m
Two Bedrooms
Second Floor



FLOOR PLANS

FLAT 9

Total 765 sq ft 71.07 sq m
Two Bedrooms
Third Floor



FLAT 10

Total 786 sq ft 73.02 sq m
Two Bedrooms
Third Floor



FLOOR PLANS

FLAT 11

Total 763 sq ft 70.88 sq m

Two Bedrooms

Fourth Floor

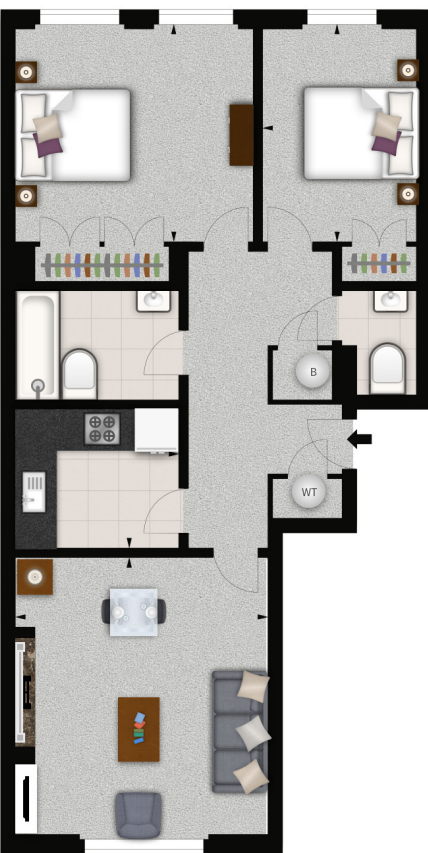


FLAT 12

Total 687 sq ft 63.82 sq m

Two Bedrooms

Fourth Floor



FLOOR PLANS

FLAT 13

Total 651 sq ft 60.48 sq m

Two Bedrooms

Fifth Floor

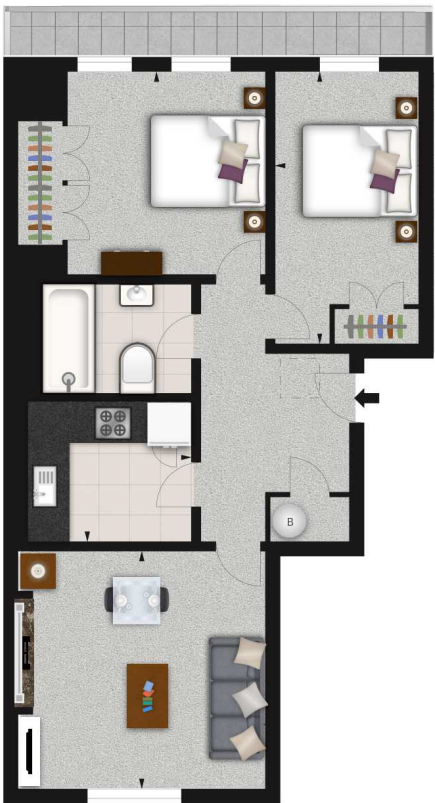


FLAT 14

Total 588 sq ft 54.63 sq m

Two Bedrooms

Fifth Floor



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