

LEXHAM MEWS

LONDON, W8





An immaculately finished three bedroom brand new mews house flooded with light, located in this highly desirable location.

The house has been architecturally designed to the highest standards boasting a large and beautifully designed eat-in kitchen and a bright and spacious reception room with excellent volumes on the ground floor.

There is a stunning master bedroom suite on the first floor and two well proportioned bedrooms with ensembles on the second floor. Comfort cooling throughout and PCC guarantee. Off-street parking by separate negotiation.





An incredibly rare brand newly constructed mews houses set behind a period facade on a quiet cobbled Mews, moments from the shops and restaurants of Stratford Village. The property has a 7 year PCC guarantee and has been fastidiously designed with an ecofriendly mindset and sustainable natural materials. This house has been completely rebuilt and offers a standard of excellence that is rarely achieved.

Lexham Mews provides the latest in modern technology discreetly integrated into the classic interiors, achieving the perfect balance between traditional and modern living. The property benefits from an abundance of natural light with sash double glazed windows on the front and rear elevations, combined with rooflights flooding the house with light from above.

The ceiling heights of circa 3m on the principal floors add to the feeling of space. Cat 6 cabling, mechanical ventilation with heat recovery and comfort cooling system. The facade of the property is a beautiful reused English brick (approx. 200 years old).



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Approximate Internal Area

1,649 ft² / 153.19 m²

Including 2.1 m² of Under 1.5m ceiling height

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

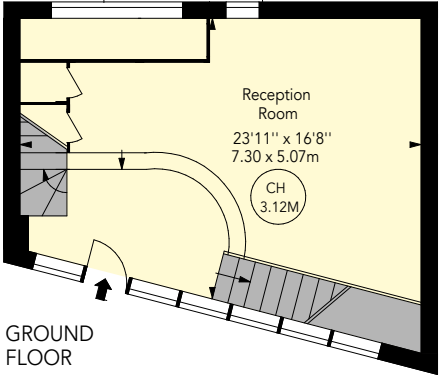
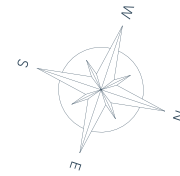
Rent Price: £3,000 per week
Deposit: Six weeks rent
Furnishing: Furnished
Local Authority: RBKC
Council Tax: Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

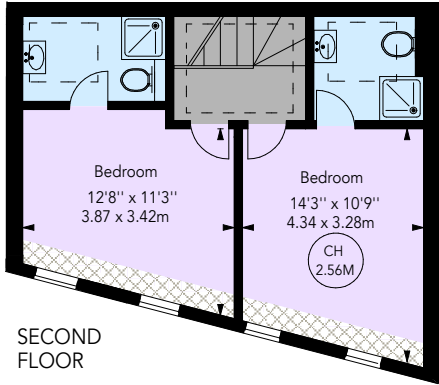


Tedworth Property

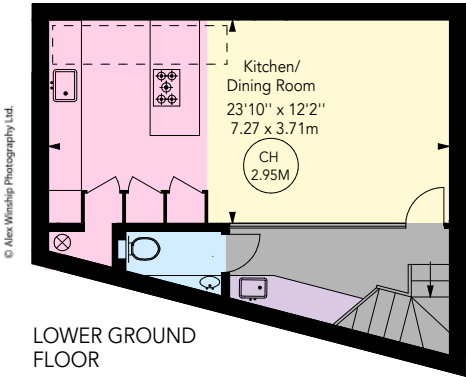
121 Sloane Street, London, SW1X 9BW
+44 (0) 20 7352 0535 | hello@tedworth.co.uk
www.tedworth.co.uk



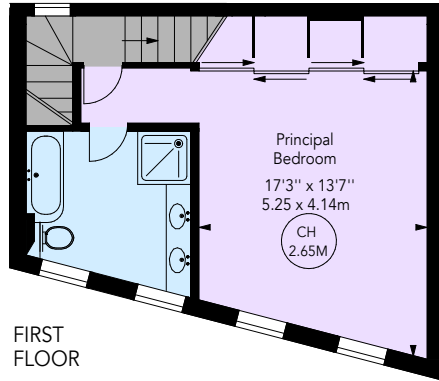
GROUND FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

Key :
CH - Ceiling Height

- Under 1.5m

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Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.