



Edwardes Square  
Kensington, W8

CHESTERTONS





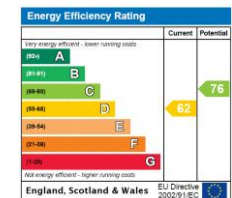
A large and bright south facing apartment located within this highly desirable mansion block with the benefit of its own entrance and an on site porter.

The accommodation comprises a grand reception room, fully fitted kitchen/dining room, two double bedrooms (both with en-suites) and a separate guest cloakroom. The apartment boasts high ceilings, an abundance of storage throughout and excellent proportions.

Leonard Court is situated on Edwardes Square, located close to the shopping, leisure and transport amenities Kensington High Street has to offer, while the green open spaces of Holland Park are a short walk away.

- Two double bedrooms (both en suites)
- Reception room
- Guest WC
- Fully fitted kitchen & dining area
- Patio
- Porter

Asking Price £825,000



**Tenure:** Leasehold 121 years remaining

**Service Charge:** £6,000 p.a

**Ground Rent:** £80 p.a

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** F

**Chestertons Kensington Sales**

116 Kensington High Street

London

W8 7RW

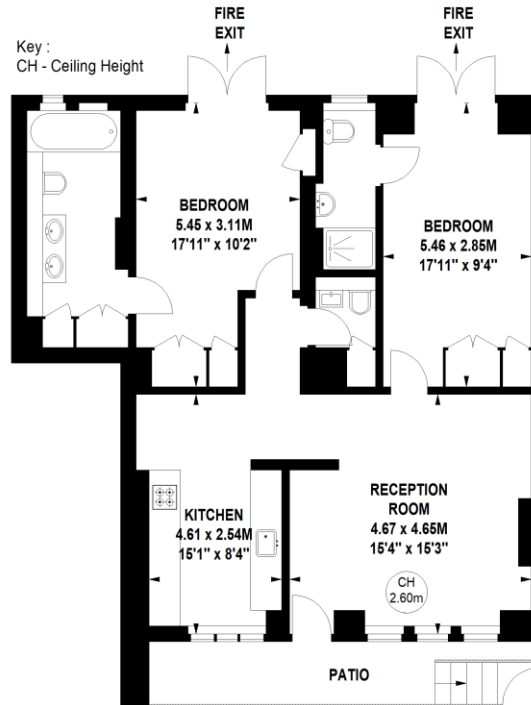
kensington@chestertons.co.uk

020 7937 7244

chestertons.co.uk

**Leonard Court,  
Edwardes Square,  
Kensington, W8**

Approximate gross internal area  
84.45 sq m / 909 sq ft



**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

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