EDWARDES SQUARE

KENSINGTON W8

A wonderful Grade II listed and larger than average house situated on one of Central London's most prestigious garden squares

5	5	3	2	EPC E

MORNING
NOON
NIGHT

This fabulous five bedroom house is situated on the western side of this most sought-after garden square close to Holland Park. The house has a wonderful layout with complete floorplates at every level. Benefitting from a central staircase there are generous rooms both front and back and every floor has good ceiling height.

There are some exceptional rooms in the house, the pick of which has to be the first floor drawing room which overlooks the square and the rear gardens of Earls Terrace. In addition, there are an excellent kitchen/ dining room and two further reception rooms on the ground floor, one giving access to the private west-facing garden at the rear.

The property benefits from access to the largest private garden square in London, which has a grass tennis court during the summer period.

Accommodation

- Sitting room
- Garden room
- First floor drawing room
- Kitchen/dining room
- Principal bedroom suite with bathroom
- Two futher bedroom suites
- Two futher double bedrooms
- Family bathroom
- Rear west-facing garden
- Front garden
- Laundry room
- Guest WC
- Two external vaults

Location

Edwardes Square is a highly sought-after garden square tucked behind Kensington High Street with its variety of shops, restaurants, and cafés. Holland Park is nearby. The closest underground stations are High Street Kensington (District & Circle lines) and Earls Court Road (District and Piccadilly lines).

Approximate Gross Internal Area
3,422 sq ft / 318.24 sq m
excluding vaults

Vaults Area
130 sq ft / 12.17 sq m

Total Approximate Gross Internal Area
3,556 sq ft / 330.41 sq m

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 of the Particulars.

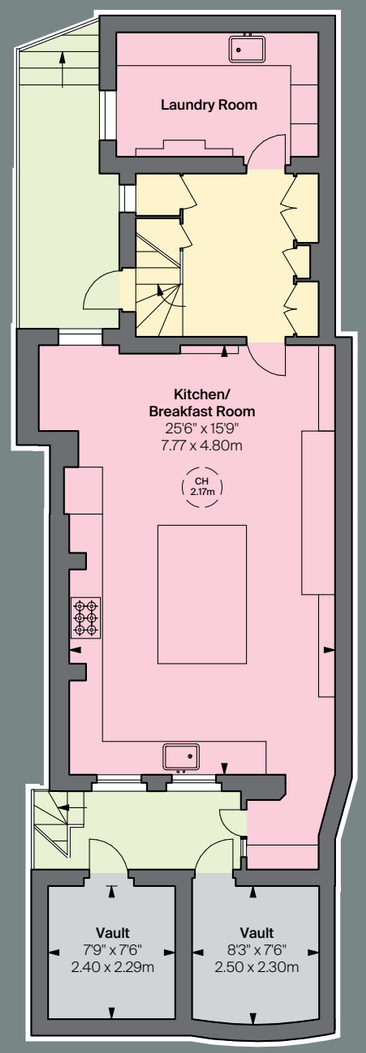
Tenure
Freehold

Guide Price
£6,850,000

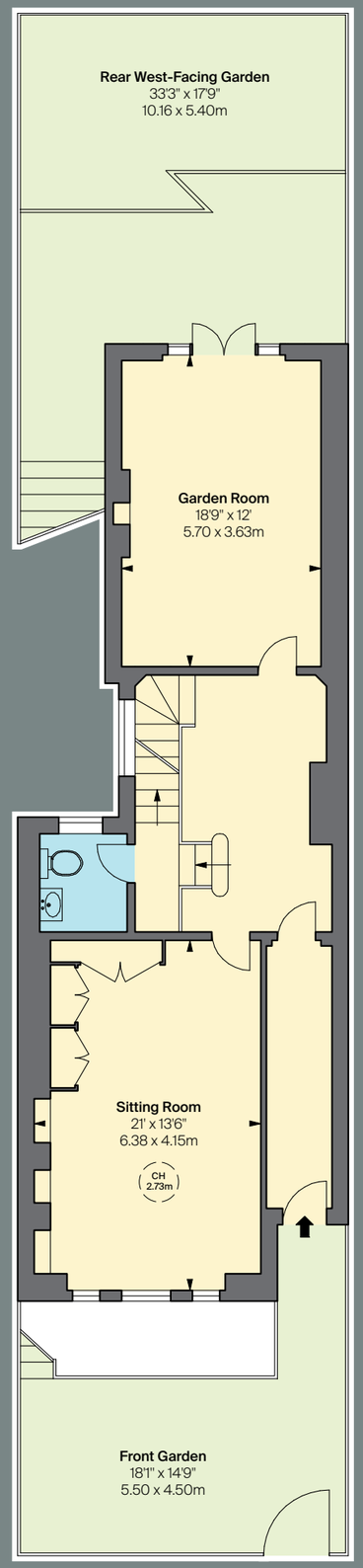
EPC
Rating E

Council Tax
Band H

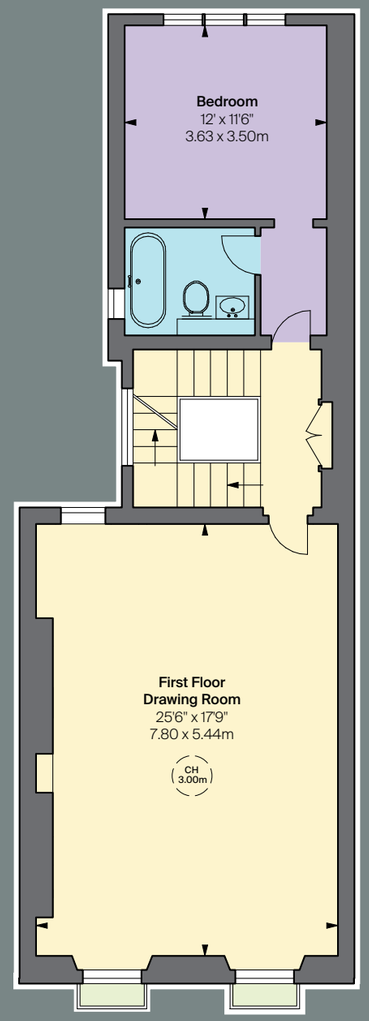
Local Authority
The Royal Borough of Kensington and Chelsea



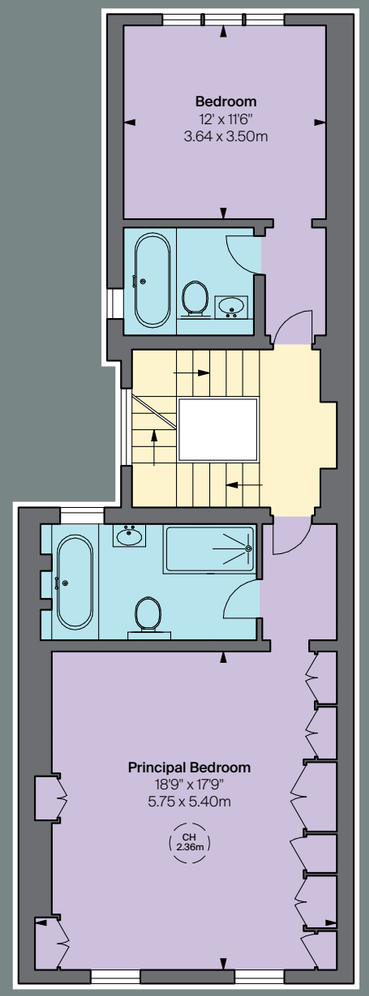
Lower Ground Floor



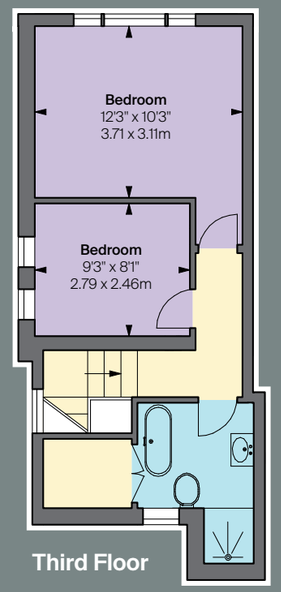
Ground Floor



First Floor



Second Floor



Third Floor

CH = Ceiling height

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

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ALEX WINSHIP