



EDWARDES SQUARE

Kensington W8



## A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT

Situated on the second floor of this sought-after portered apartment block on Edwardes Square.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold, approximately 90 years remaining

Service charge: £8,673 per annum (including heating and hot water), reviewed every year, next review due 2026

Asking Price: £900,000



## MEASURING APPROXIMATELY 800 SQ FT

The wonderfully light apartment briefly comprises: entrance hall, reception room, separate kitchen, principal bedroom with en suite bathroom and fitted wardrobes, further double bedroom and a further shower room.

The flat further benefits from lift access and a porter service.

Leonard Court is situated at the north-east corner of Edwardes Square, which is considered to be one of Kensington's finest squares. The apartment benefits from the shopping and transport facilities of High Street Kensington. The open spaces of Holland Park are also nearby.





72.3

SQ.M

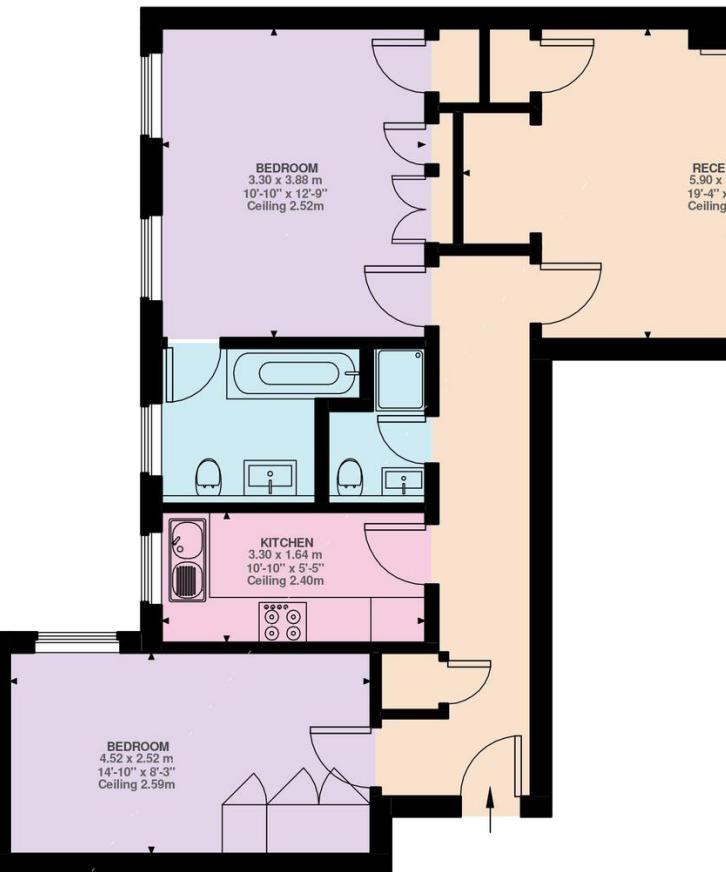
779

SQ.FT

### Edwardes Square, W8

Approximate Gross Internal Area

72.3 SQ.M / 779 SQ.FT



Second Floor  
779 ft<sup>2</sup>

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 72.3 sq m / 779 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, areas and compass bearings before making any decisions reliant upon them. (ID76726)



We would be delighted  
to tell you more.

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