






## EDWARDES SQUARE

Kensington W8



## A WONDERFULLY LIGHT THREE BEDROOM APARTMENT

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

   EPC  
3 1 1 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold, approximately 89 years remaining

Service charge: £9,233.64 per annum, reviewed every year, next review due 2026

Offers in excess of £1,000,000



## MEASURING APPROXIMATELY 880 SQ FT

The well presented property briefly comprises: entrance hall, reception room, separate kitchen, three double bedrooms and a family bathroom.

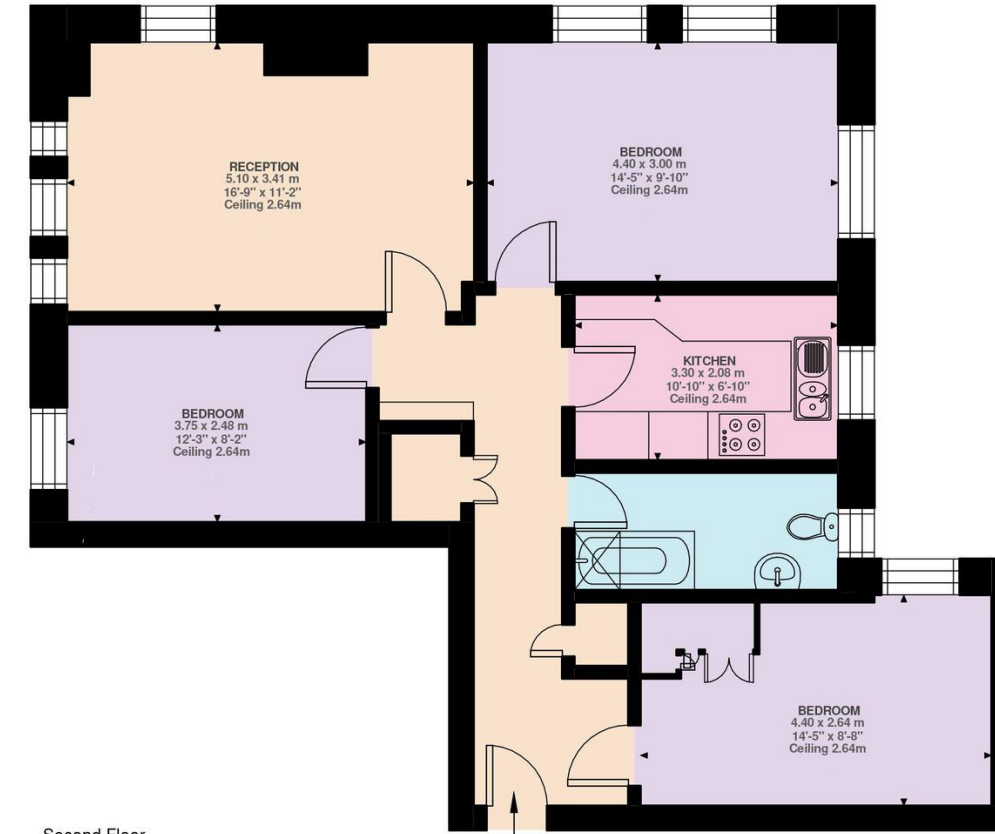
The flat further benefits from lift access, porter service and access to the wonderful communal gardens on Edward's Square.

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.



**Edwardes Square, W8**

Approximate Gross Internal Area  
81.52 SQ.M / 878 SQ.FT



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

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

Approximate Gross Internal Area = 81.5 sq m / 878 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, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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