



Leonard Court  
Kensington, W8

CHESTERTONS





A bright and well-proportioned two double bedroom, two-bathroom apartment on the first floor (with lift) of this popular portered building off Kensington High Street.

The spacious living accommodation comprises of large double aspect reception room with dining area and a separate fully fitted kitchen. There are two double bedrooms, both offering ample storage throughout and separate bathroom. The property also comes with access to communal gardens.

Leonard Court is ideally situated for the shopping, leisure and transport (District & Circle Lines) amenities Kensington High Street has to offer, while the green open spaces of Holland Park are a short walk away.

- Two bedrooms
- One reception
- One bathroom
- Lift
- Communal garden

**£3,800 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C	74	82
43-62	D		
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Minimum Term:**

6 months

**Deposit Required:**

Five weeks

**Local Authority:**

Royal Borough of Kensington & Chelsea

**Council Tax Band:**

F

**EPC Rating:** C

**Part Furnished**

**Chestertons Kensington Lettings**

116 Kensington High Street

Kensington

London

W8 7RW

[kensingtonlettingsusers@chestertons.co.uk](mailto:kensingtonlettingsusers@chestertons.co.uk)

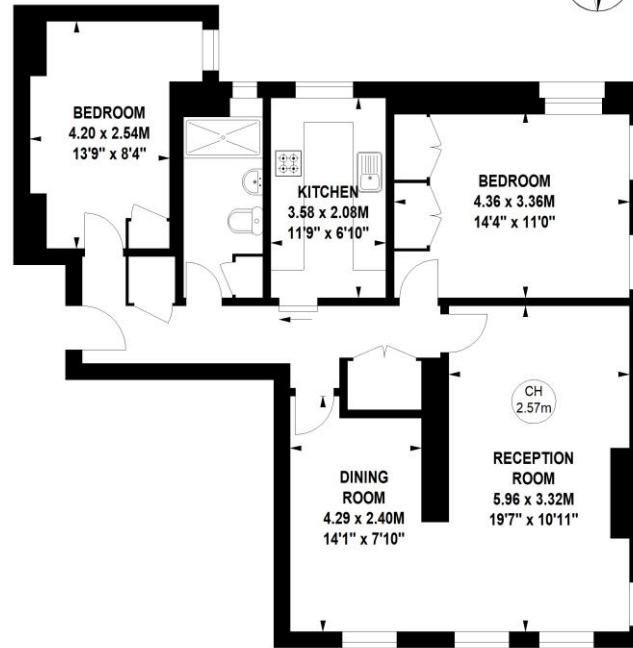
02079377260

**Leonard Court,  
Edwards Square, W8**

Approximate gross internal area

**84.54 sq m / 914 sq ft**

Key :  
CH - Ceiling Height



**First 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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable