



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


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EPC

E







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



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.



Accommodation

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

Location

Edwarde 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

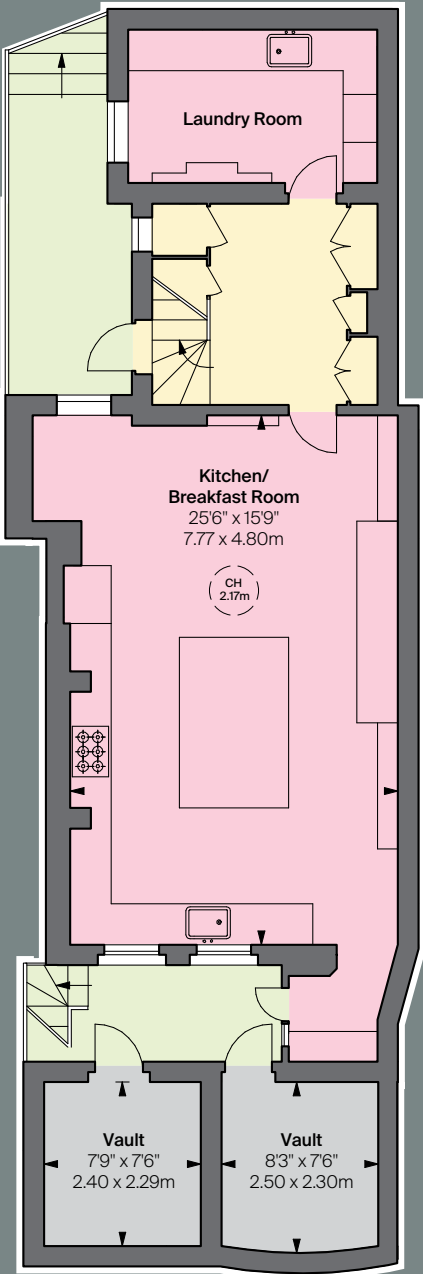
Guide Price
£7,250,000

EPC
Rating E

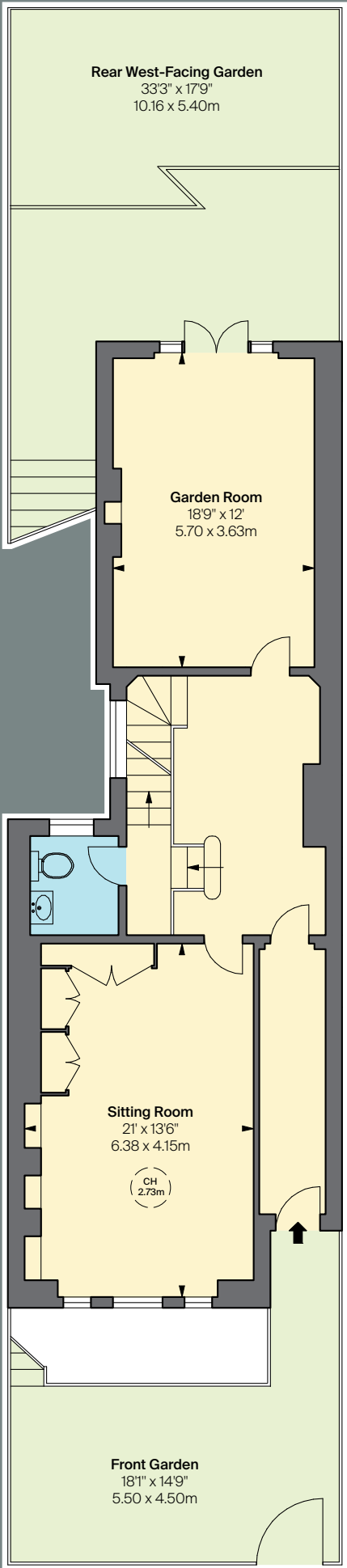
Council Tax
Band H

Local Authority
The Royal Borough of
Kensington and Chelsea

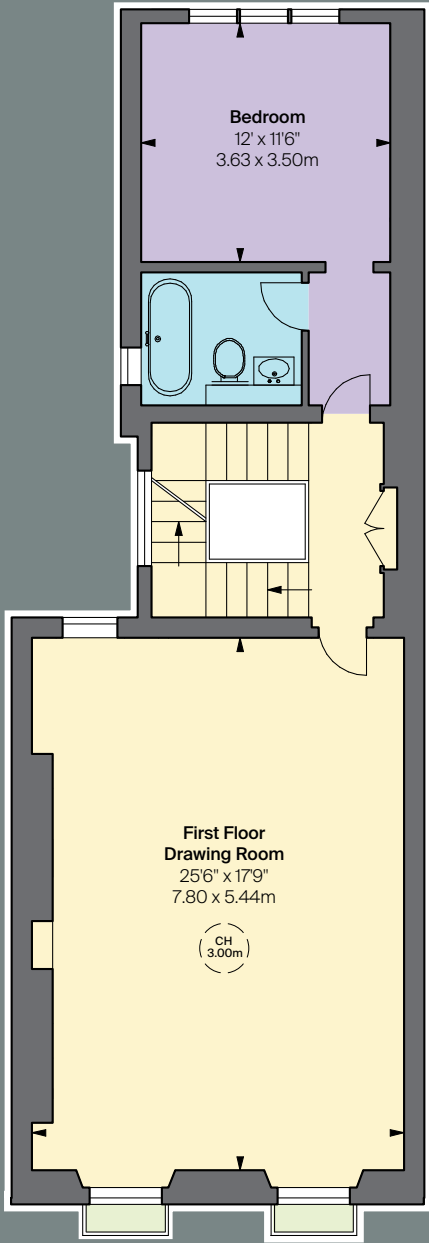
CH = Ceiling height
Floorplan for guidance only, not to scale or for
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as a statement of fact. All measurements and
areas are approximate and have been prepared
in accordance with the current edition of the RICS
Code of Measuring Practice
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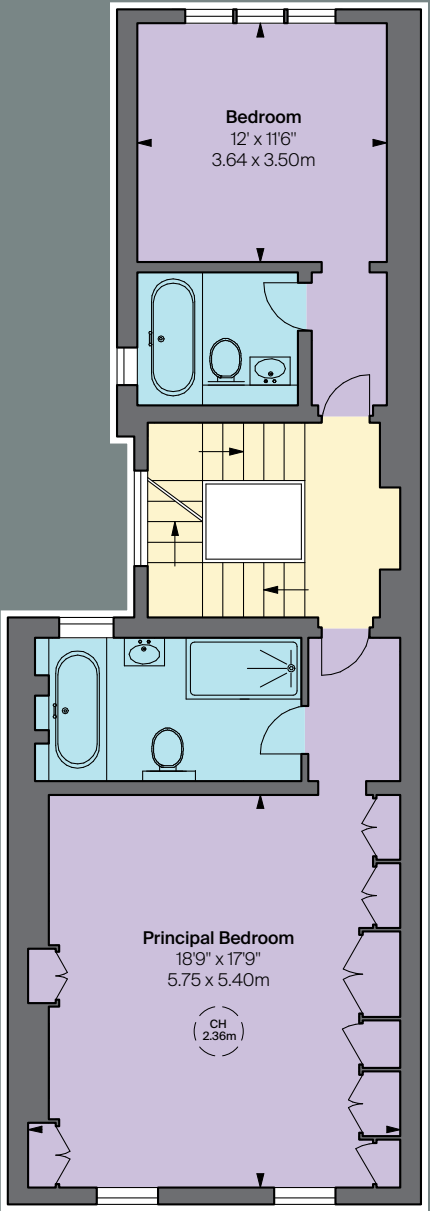
Lower Ground Floor



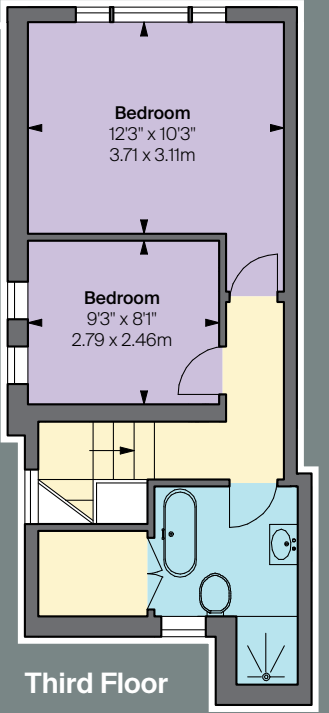
Ground Floor



First Floor



Second Floor



Third Floor





HardingGreen

Charles Olver

+44 20 7349 4302 | + 44 77 1743 0275
charles.olver@knightfrank.com

Will Allen

+44 20 3092 3575 | +44 79 2977 1130
will.allen@knightfrank.com

Knight Frank Kensington

52-56 Kensington Church Street
London W8 4DB

knightfrank.co.uk

Daniel Taylor

+44 20 8176 1387 | +44 78 5982 0248
daniel.taylor@hardinggreen.com

Laurence Leigh

+44 20 3375 1970 | +44 79 7670 2796
laurence.leigh@hardinggreen.com

Harding Green Kensington

16 Kensington Court Place
London W8 5BJ

hardinggreen.com

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BROCHURE
ALEX
WINSHIP