



EDWARDES SQUARE, W8
£825,000 LEASEHOLD

A LARGE AND VERY WELL-PRESENTED SOUTH FACING APARTMENT SITUATED ON THE LOWER GROUND FLOOR OF THE WELL MAINTAINED PORTERED MANSION BLOCK.

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DESCRIPTION:

A large and very well presented south facing apartment situated on the lower ground floor of the well maintained portered mansion block. The apartment has its own entrance, reception room, modern eat in kitchen, two double bedrooms, en suite bathroom, en suite shower room and Guest WC.

Leonard Court is peacefully situated in Edwardes Square which is just to the South of Kensington High Street with its excellent, shops, restaurants and transport facilities. The green open spaces of Holland Park are also within a few minutes' walk.

ACCOMODATION:

Reception Room | Kitchen/Dining Room | Two Double Bedrooms | En Suite Bathroom | En Suite Shower Room | Guest Cloakroom | Porter

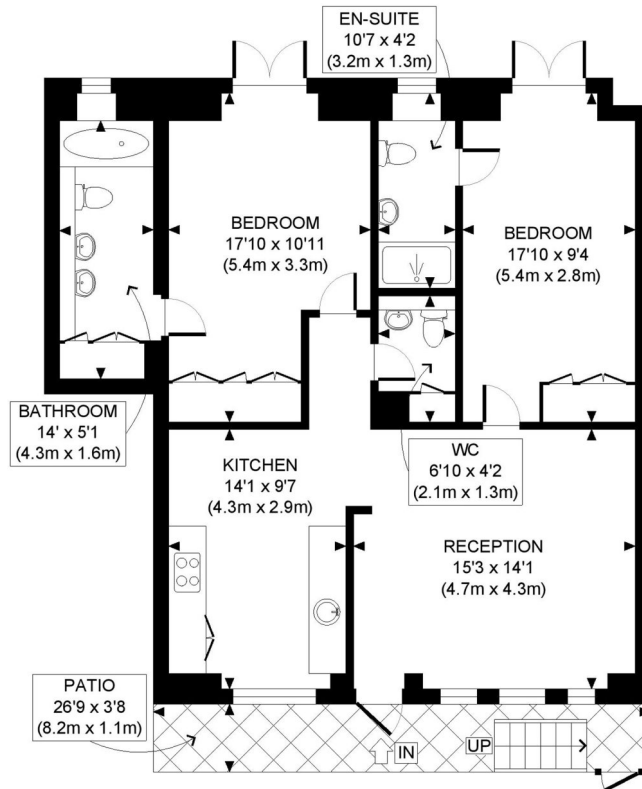
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Holland Park
Kensington Olympia





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 905 SQ FT

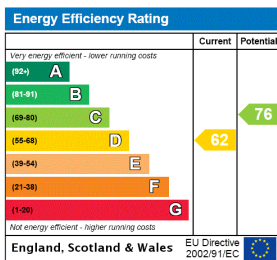
APPROX. GROSS INTERNAL FLOOR AREA: 905 SQ FT/ 84 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE STEP SHOP FOR PROPERTY BUILDERS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Lease: 121 years remaining
Ground Rent: £80 per annum
Service Charge: £7,164.60 per annum including reserve fund and gas charge
Council tax band: F

Please note all figures are approximate

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