



LEONARD COURT, W8

£895,000 LEASEHOLD

AN IMMACULATLY PRESENTED TWO BEDROOM FLAT SITUATED ON THE FIRST FLOOR (WITH LIFT) OF A WELL MAINTAINED PORTERED BLOCK WITH ASSESS TO THE DELIGHTFUL EDWARDES SQUARE COMMUNAL GARDENS.

Kensington | 020 7727 1500
118 Kensington Church Street, Kensington, London, W8 4BH

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An immaculately presented two bedroom flat situated on the first floor (with lift) of a well maintained portered block with access to the delightful Edwardes Square communal gardens. This modernised apartment faces south and has a reception room with wood floors, modern separate kitchen with window, two bedrooms with wood floors and a contemporary bathroom.

Leonard Court is situated off Kensington High Street with its many excellent shops, restaurants and transport facilities and the green open spaces of Holland Park are also within a few minutes walk.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Bathroom | Porter | Lift | Communal Garden

LOCAL AUTHORITY:

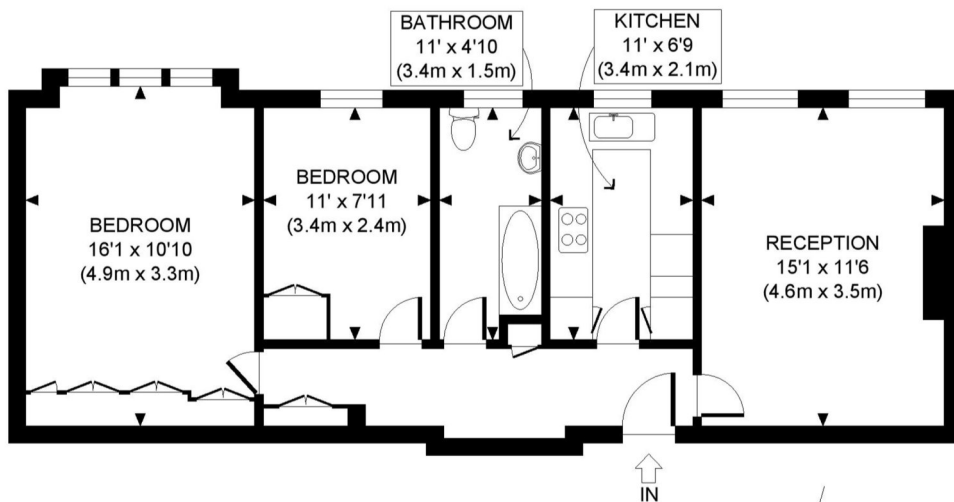
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Kensington Olympia







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 713 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 713 SQ FT/ 66.2 SQM

Winkworth

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
ONE STOP SHOP FOR PROPERTY PHOTOGRAPHY

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

Lease: 91 years remaining
Ground Rent: TBC
Service Charge: TBC
Council tax band: F

Please note all figures are approximate

Winkworth

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.