



EDWARDES SQUARE, W8
£750,000 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

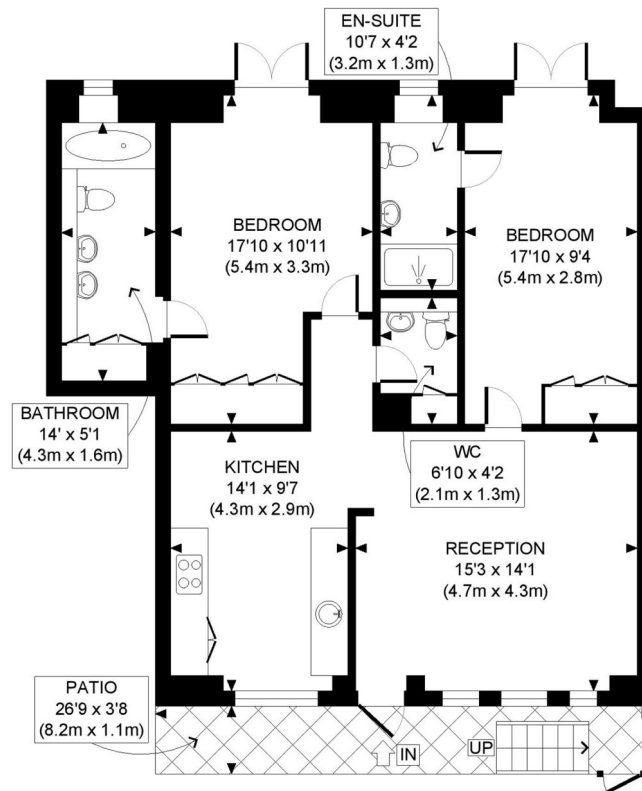
LOCAL AUTHORITY:

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

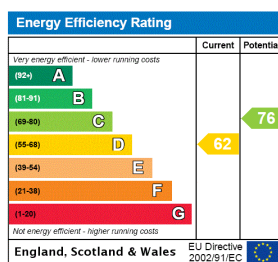
APPROX. GROSS INTERNAL FLOOR AREA: 905 SQ FT/ 84 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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: 120 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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