



LEONARD COURT, EDWARDS SQUARE, W8
£950,000 LEASEHOLD

A VERY WELL PRESENTED TWO BEDROOM FLAT SITUATED ON THE RAISED GROUND FLOOR OF A WELL MAINTAINED PORTERED APARTMENT BLOCK.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A very well presented two bedroom flat situated on the raised ground floor of a well maintained portered apartment block. The property accommodation consists of a large south facing reception room with wood floors, separate fully fitted kitchen, two double bedrooms, en suite shower room and a further shower room.

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.

ACCOMMODATION:

Entrance Hall | Reception Room | Separate Kitchen | Two Double Bedrooms | Two Shower Room (One En Suite) | Porter

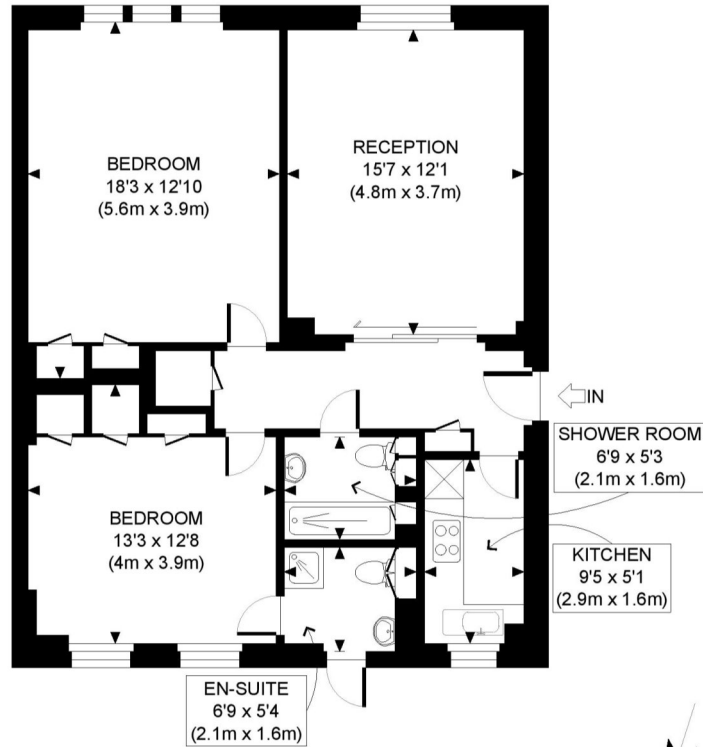
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Kensington Olympia
Holland Park





RAISED GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 830 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 830 SQ FT/ 77 SQM



PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

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,

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	82
EU Directive 2002/91/EC			

Lease: 91 years remaining
Ground Rent: TBC
Service Charge: £8,261.20 per annum
Council tax band: F

Please note all figures are approximate



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