



LEONARD COURT, W8
£925,000 LEASEHOLD

AN IMMACULATELY 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

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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:

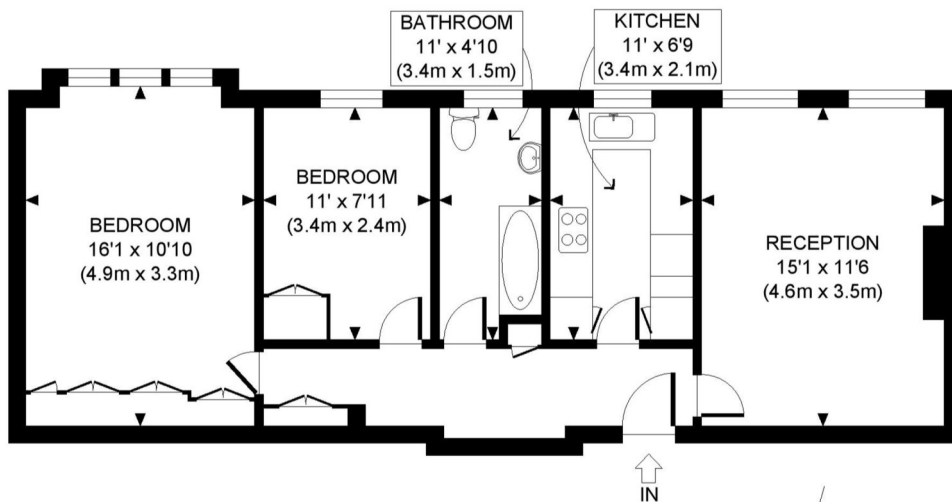
The Royal Borough of Kensington & Chelsea

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

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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 COOK
THE STOP SHOP FOR PROPERTY DRAWING

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		
(21-58)	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

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