

Leonard Court

Kensington, W8



A well presented two bedroom apartment situated in a well maintained portered building just off High Street Kensington

Comprising approximately 905 square feet. The apartment has a well-proportioned open plan kitchen/living room with a south facing positioning. Both bedrooms are evenly sized with ample built in storage, furthermore the property includes a separate guest WC. The property would make an ideal pied-à-terre or first time home.



1 RECEPTION ROOM



2 BEDROOMS



3 BATHROOMS



LEASEHOLD



905 SQ FT



**ASKING PRICE
£785,000**



The property

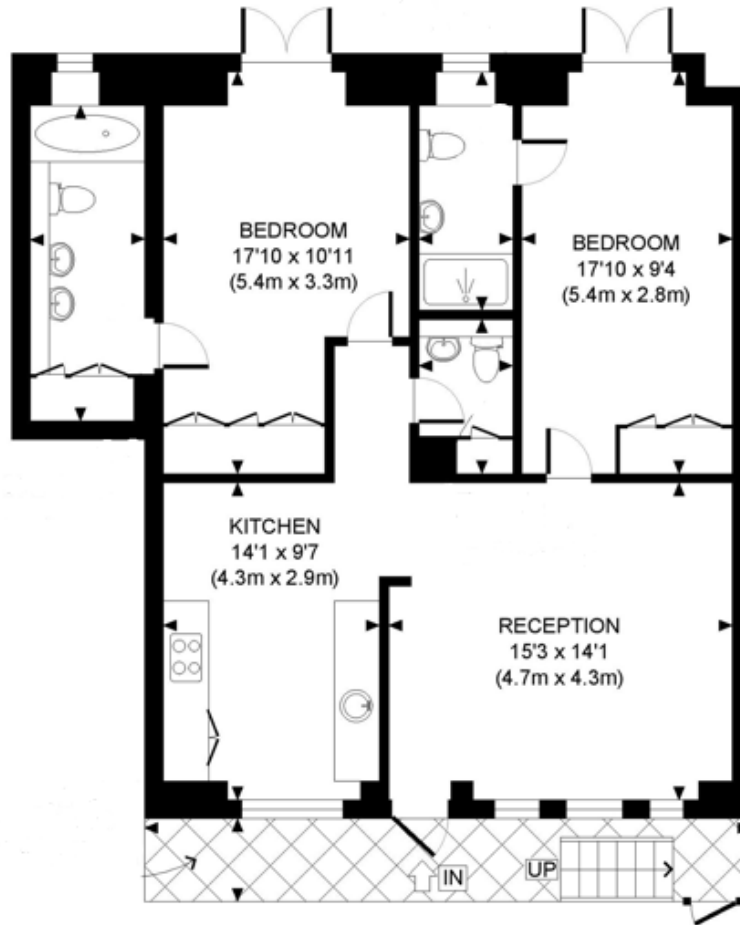
A large and well presented lower ground floor apartment located within a well maintained portered building. The property benefits from its own private entrance, reception room, modern open plan kitchen, two double bedrooms (with en suite bathrooms) as well as a guest WC.

Location

Leonard Court is situated on the north-eastern corner of Edwardes Square. The apartment benefits from the shopping and transport facilities of High Street Kensington (Circle and District Lines) while the open spaces of Holland Park are nearby.







LOWER GROUND FLOOR

Floorplans

Gross internal area 905 sq ft (84 sq m)

For identification purposes only.

General

Tenure: Leasehold expires 24/12/2145

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £7,425 per annum (inclusive of heating and hot water)

Ground Rent: £80 PA

Council Tax: Band F

EPC Rating: D

Parking: Residents' permit

Broadband: Is installed at the property

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