

# Leonard Court, Kensington W8

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# Leonard Court

## Kensington W8

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This 1st floor apartment is well appointed throughout. The flat features a large living room, separate kitchen, two bedrooms, and one bathroom. The flat also benefits from a long leasehold tenure, and there is a lift in the building.

The property includes access to Edwardes Square, one of London's most beautiful communal garden squares.

Leonard Court is situated at the north-east corner of Edwardes Square which is considered to be one of Kensington's finest squares. The apartment benefits from the shopping and transport facilities of High Street Kensington. The open spaces of Holland Park are also nearby.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 119 years remaining

**Service charge:** £2000 per quarter, reviewed quarterly, next review due 2024

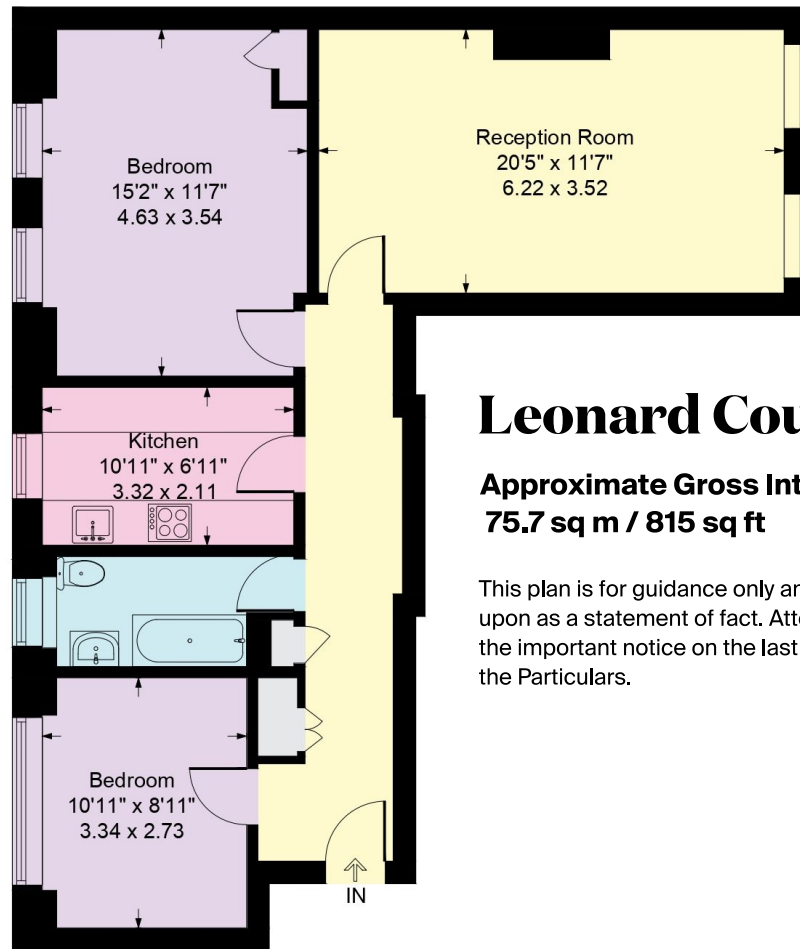
**Ground rent:** £25 per quarter, reviewed quarterly, next review due 2024

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** F







## Leonard Court, W8

**Approximate Gross Internal Floor Area  
75.7 sq m / 815 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

### First Floor

**Knight Frank**

**Kensington**

52-56 Kensington Church  
Street

W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2022.

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