

# Edwardes Square, Kensington, London W8



# Edwardes Square Kensington W8

A wonderful Grade II listed Georgian house situated on one of London's finest Garden Squares.

Situated in the heart of Kensington, Edwardes Square is surrounded by upscale shopping, dining, and cultural attractions. The convenience of urban living meets the tranquility of a residential oasis. Excellent transport links connect you to the rest of London, making exploring all this vibrant city has to offer easy.

The owners also have a parking space, which is situated under Earls Terrace, which can be purchased by separate negotiation.



**Guide price:** £5,600,000

**Tenure:** Freehold

**Local authority:** The Royal Borough of Kensington and Chelsea

**Council tax band:** H





A wonderful  
Georgian  
townhouse for sale.



Situated on the western terrace of the prestigious Edwardes Square, one of London's most sought-after addresses, this house offers comfortable living in classical style.

One of the house's main features is that it has complete floor plates at each level and no half-landings, making the layout feel considerably more spacious. The principal bedroom suite on the first floor includes a generous walk-in wardrobe and has 'Romeo and Juliet' balconies beyond the large floor-to-ceiling windows. All of the other bedrooms are comfortable double bedrooms.

At raised ground floor level the 23ft reception room has views at the front of the house and over the garden at the rear. There is also a further sitting room at this level that has direct access to the garden. Downstairs, there is a kitchen/breakfast room with an 'AGA', a separate dining room and a further living room, which both have direct access to the garden.

The 43ft garden has been well maintained and is west-facing and has been mainly laid to lawn with a small summerhouse at the rear. This outdoor space is perfect for al fresco dining, entertaining guests, or simply relaxing in the tranquility of your own green haven. In addition to this, the house benefits from having access to one of the finest garden squares in London which has won numerous awards and has its own grass tennis court during the summer months.

The property is very well presented and has retained its period charm, with exquisite architectural details, such as intricate cornices, and large sash windows. These elements seamlessly blend with modern amenities for a timeless and elegant living experience.



# Edwardes Square, W8

APPROX. GROSS INTERNAL AREA \*  
2792 Sq Ft - 259.38 Sq M

Key :  
CH - Ceiling Height



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.



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