



AN UNMODERNISED GRADE II LISTED HOUSE ON THE EAST SIDE OF THIS CLASSIC GARDEN SQUARE

EDWARDES SQUARE

LONDON, W8

Guide Price £3,850,000



OFFERING A SUPERB OPPORTUNITY TO REFURBISH AND CREATE AN 'UP TO DATE' FAMILY HOUSE.

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•A low built Grade II listed period house • Situated on this wonderful quiet garden square • A house with great potential for updating and extending
• Close to Kensington High Street & Holland Park
4 Bedrooms • 2 Bathrooms • 2 Receptions

Council Tax = Royal Borough of Kensington & Chelsea.

Description

Edwarde Square has long been regarded as one of the quintessential garden squares of Kensington. This property, which has been owned by the same family since 1942, occupies an enviable position close to the centre of the east terrace.

The property is arranged over 4 floors and currently comprises 2306 sq ft / 214 sqm and is now in need of complete refurbishment. There may be scope, subject to the usual planning consents, to enlarge the property by 'infilling' at the rear on the ground floor, together with other possible extensions in the front basement area.

There is a private rear garden and the ownership of the house also allows access to the Edwarde Square communal garden, which is arguably the finest garden square in Kensington. The communal square garden is beautifully maintained creating a real sense of community amongst the residents. The house is west facing overlooking Edwarde Square.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Edwardes Square, W8

Gross internal area (approx.)
 214 Sq m (2308 Sq ft) including Under 1.5m
 212 Sq m (2285 Sq ft) Excluding Under 1.5m
 For identification only. Not to Scale

Floor Plan by **capital group** 020 8877 7722



Kensington Houses

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