RUSSELL
SIMPSON

Impressive five-bedroom Georgian townhouse with large garden

EDWARDES SQUARE
KENSINGTON W8

Edwardes Square

Let

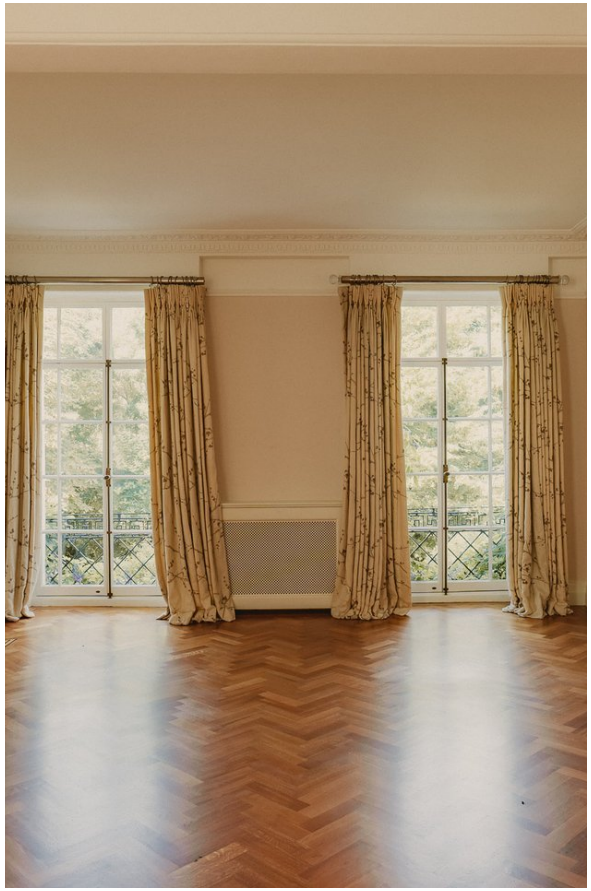
BEDROOMS 5	INTERNAL 3,183 SQ FT 295 SQM	OUTDOOR 1,345 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 3		EPC C	COUNCIL TAX RBKC, H

The Property

A beautifully proportioned Georgian townhouse presented in excellent condition across four floors.

Stepping into the house, the ground floor features a generous reception room with elegant proportions and abundant natural light. The spacious kitchen extends across the full width of the property, fitted with wooden cabinetry and featuring bay windows that fill the space with light, along with French doors providing direct access to the garden.

Reception Room



The first floor comprises a superb reception room with lofty proportions and a charming fireplace with marble surround and built-in shelving units on either side. The principal bedroom on this floor is beautifully proportioned with bay windows and benefits from an en-suite bathroom and access to a balcony.

The Bedrooms

The second floor accommodates three well-proportioned bedrooms, including two generous double bedrooms and a smaller bedroom, all served by a family bathroom.

The lower ground floor provides additional accommodation with a fourth bedroom featuring its own kitchenette, along with a utility room and storage space.

The Design

Throughout the house, wooden floors add warmth and character, while the high ceilings create a wonderful sense of scale. The property retains many original features including ornate fireplaces, moulded cornices and elegant window proportions that add to the sense of refinement.

Outdoor Spaces

The property includes a delightful south-facing garden extending the full width of the house, providing a private outdoor retreat with mature planting and enough space for outdoor seating. In addition, there is access to Edwardes Square communal garden.

The Neighbourhood

Edwards Square is an attractive Georgian square built in the early 1800s, comprising a private three-acre communal garden featuring tree-lined pathways, a tennis court and croquet lawn. Many of the square's Georgian houses are Grade II listed due to their historic character. The square offers a peaceful, village-like atmosphere while being moments away from the excellent shops and restaurants of Kensington High Street, Holland Park and Kensington Gardens.

The location provides easy access to the cultural attractions of South Kensington and the green spaces of Hyde Park, while excellent transport links connect to central London and beyond.

Edwardes Square, W8

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Approximate Internal Area
3,183 sq ft/ 296 sq m
Including limited use area and estimated storage
159 sq ft/ 15 sq m
Outside Area
1,348sq ft/ 125 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Reduced head height below 1.5m

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