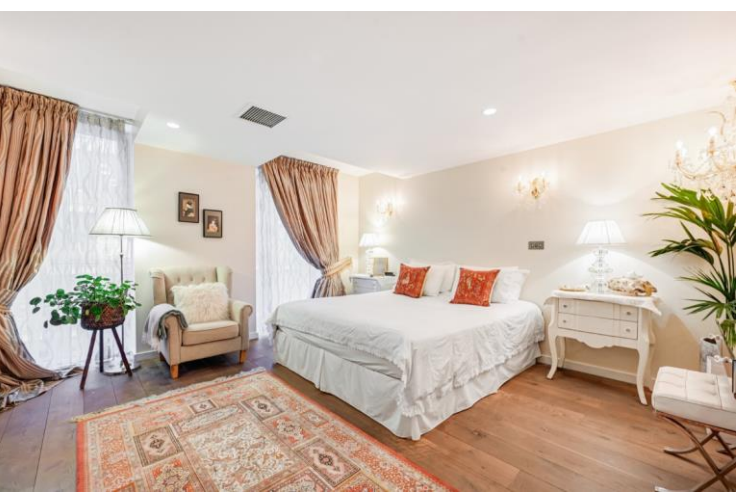




Palace Place  
London, SW1E

CHESTERTONS









A laterally spacious and well laid out three double bedroom apartment situated within a sought after block comprising only 36 units. The property further comprises a large open plan reception room, high quality specification kitchen and three bathrooms (2 en-suite). Further benefits include a utility room, direct access onto a large balcony, lift access and 24 hour concierge.

Palace Place is located moments from St James's Park, Buckingham Palace and other London's most famous landmark as well as a superb array of shops, restaurants and cafes all within a close proximity. There are excellent transport connections from Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express).

- A Stunning and Laterally Spacious Apartment
- Large Open Plan Reception Room
- Three Bedrooms and Three Bathrooms
- Large Private Balcony
- Lift Access and 24 Hour Concierge
- No Onward Chain

Asking Price £4,995,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold – 999 Years from 25 December 2010  
**Service Charge:** £19,850 (Approximately)  
**Ground Rent:** £1,450  
**Local Authority:** Westminster  
**Council Tax Band:** H

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Palace Place, SW1E  
Approximate Gross Internal Area  
191.73 sq m / 2,064 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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