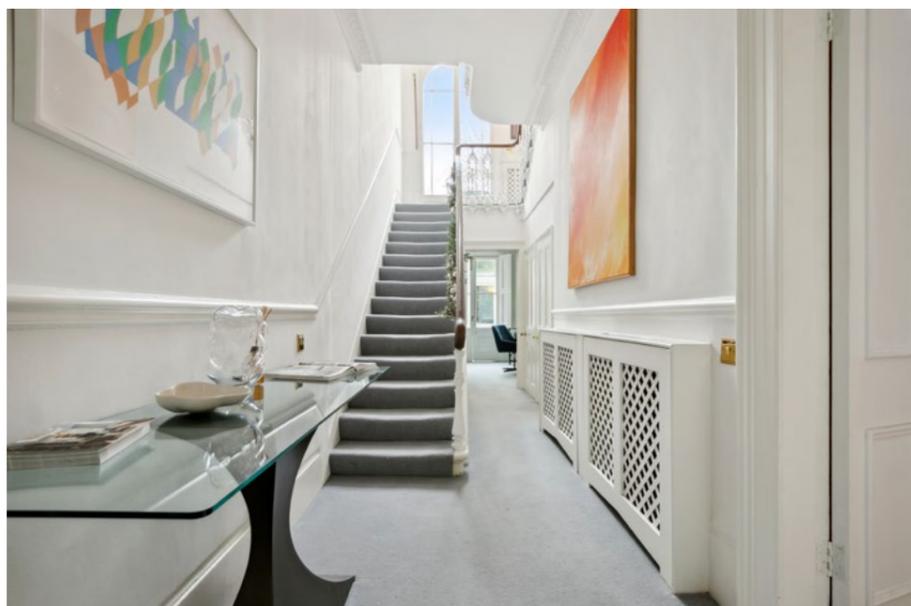
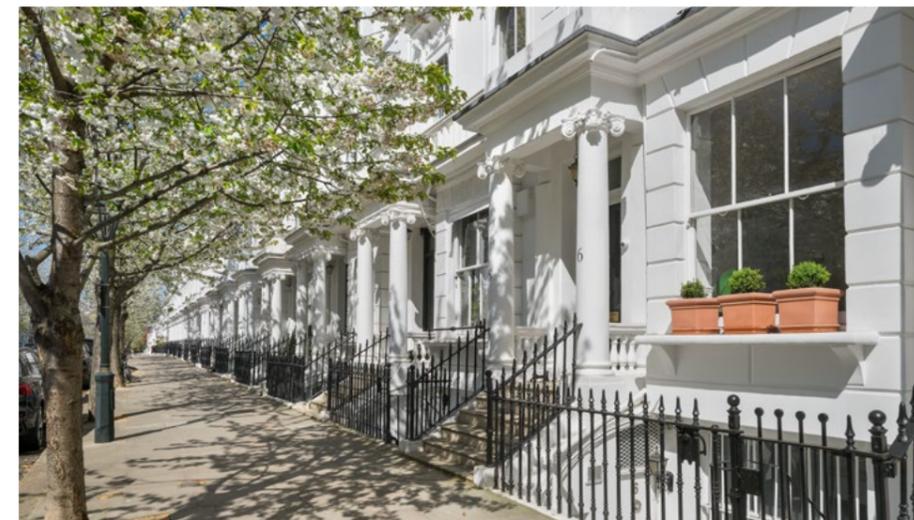




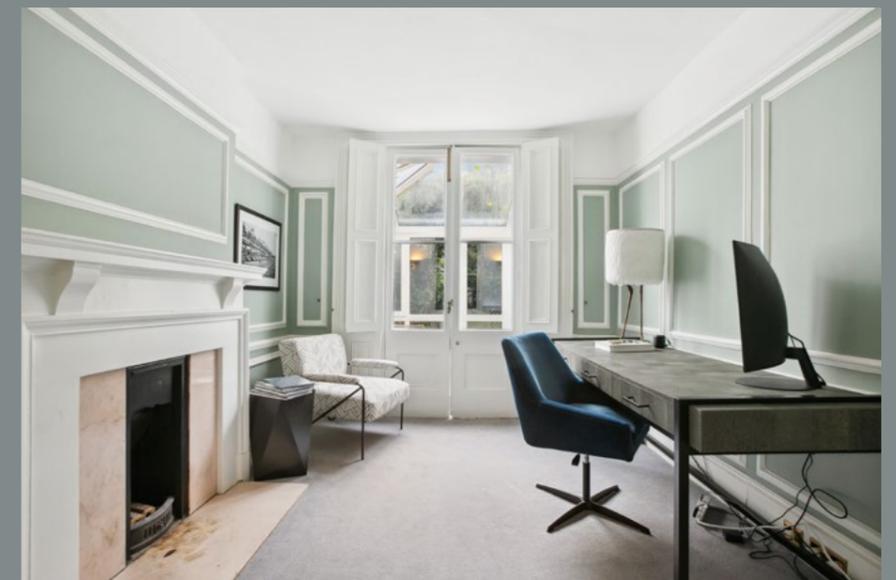
# Palace Gardens Terrace

KENSINGTON W8

A white stucco-fronted five-bedroom townhouse with open views and a large rear garden







This elegant family townhouse has stunning views both at the front and back, and it has been in the same ownership for over 30 years. The house is one of only three houses to have such fabulous views both at the rear towards Kensington Palace and at the front over Inverness Gardens.

Internally, the house features a fantastic first-floor drawing room and an unusual double-height top floor which is additional to many of the houses on this street. There is also a cosy self-contained one-bedroom apartment on the lower ground floor which forms part of the house itself. The house in general is well-presented but the lower ground floor does now require updating.







Palace Gardens Terrace is a sought-after cherry tree lined street situated in a cosmopolitan area close to Kensington High Street and Notting Hill which offer plenty of shops, restaurants and cafés. Kensington Gardens and Holland Park are a short walk away. The nearest underground stations are Kensington High Street (District & Circle lines) and Notting Hill (District, Circle & Central lines). Motorists will benefit from rapid routes to the west and Heathrow Airport via the M4.

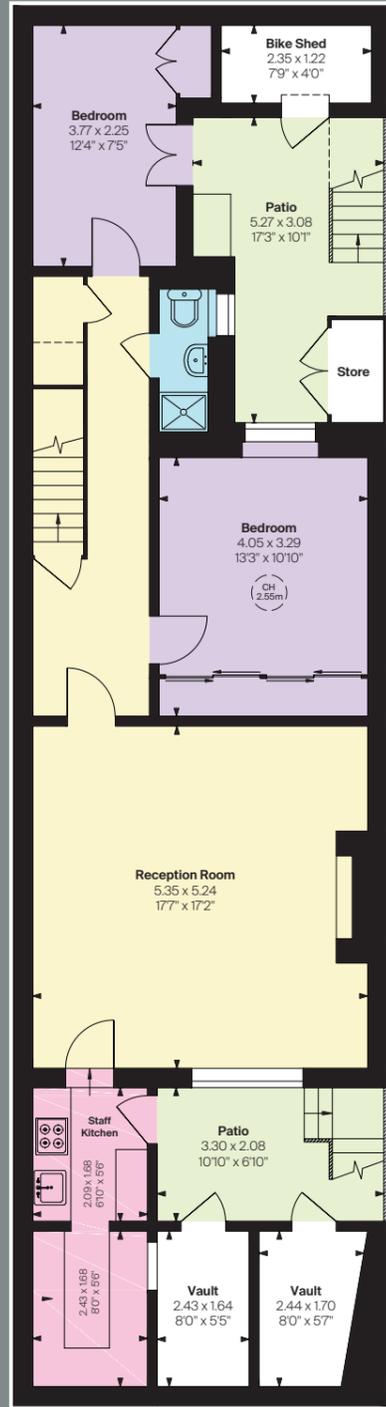
**Tenure**  
Freehold

**Local Authority**  
The Royal Borough of Kensington & Chelsea

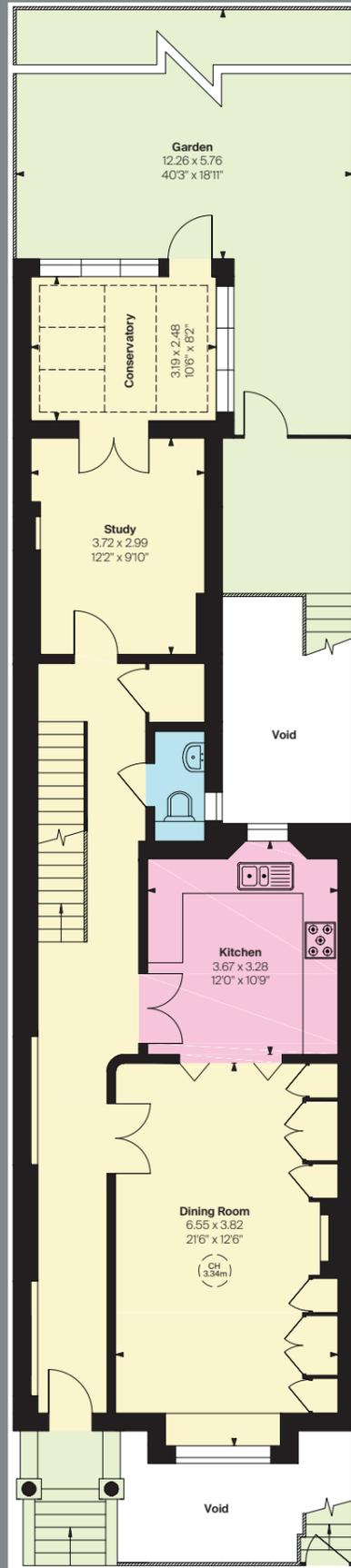
**Guide Price**  
£10,000,000

**Council Tax**  
Band H

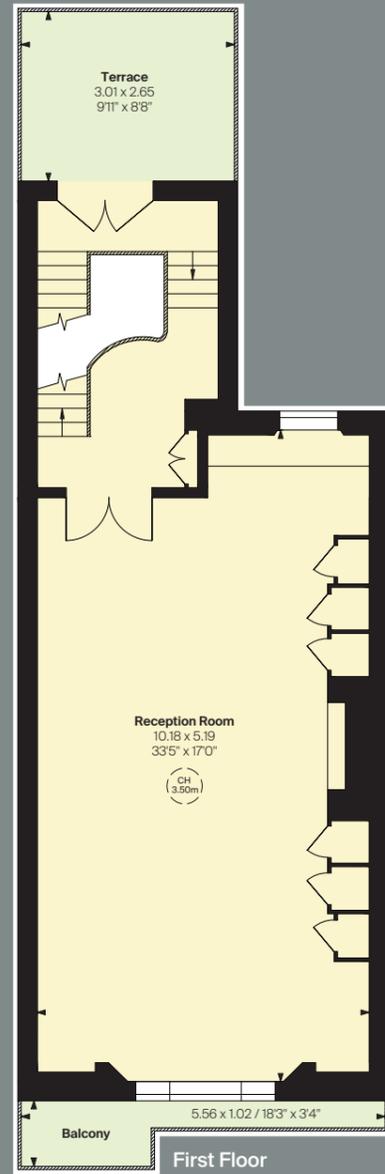
**EPC**  
Rating D



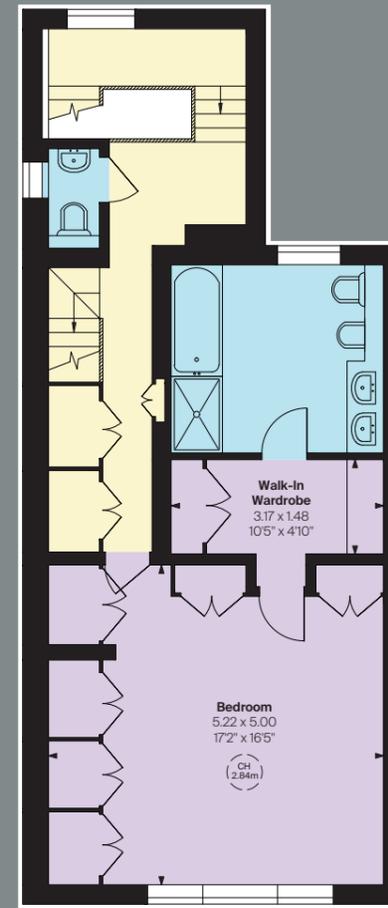
Lower Ground Floor



Raised Ground Floor



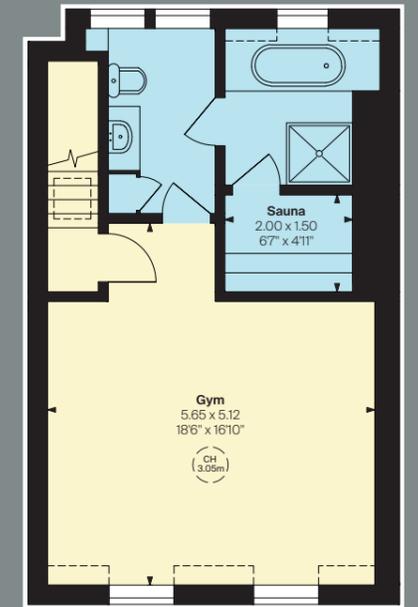
First Floor



Second Floor



Third Floor



Fourth Floor



**Approximate Gross Internal Area**

4,290 sq ft / 398.59 sq m  
including vaults and excluding  
store, bike shed

**Vaults Area**

80 sq ft / 7.49 sq m

**Store Area**

14 sq ft / 1.32 sq m

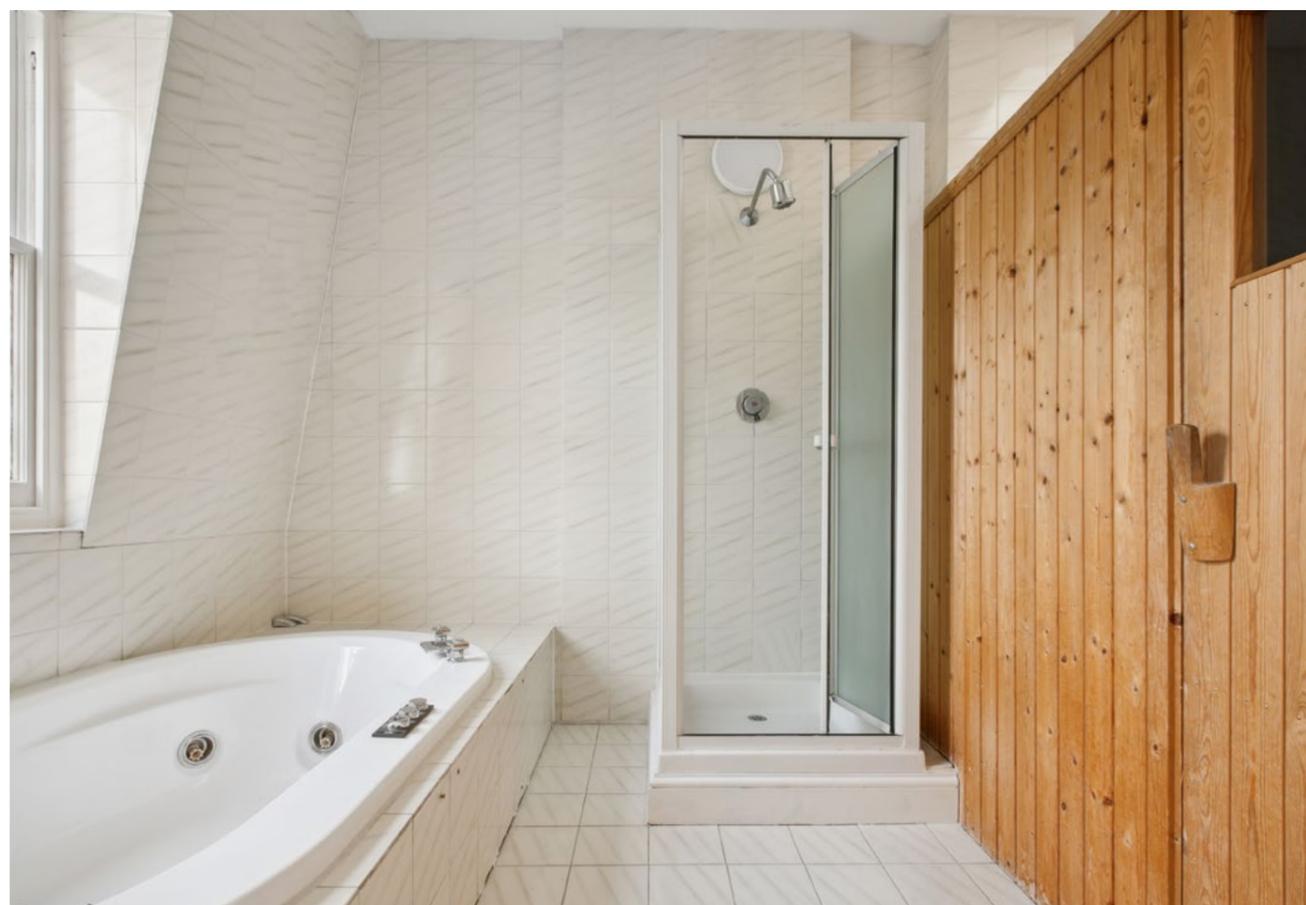
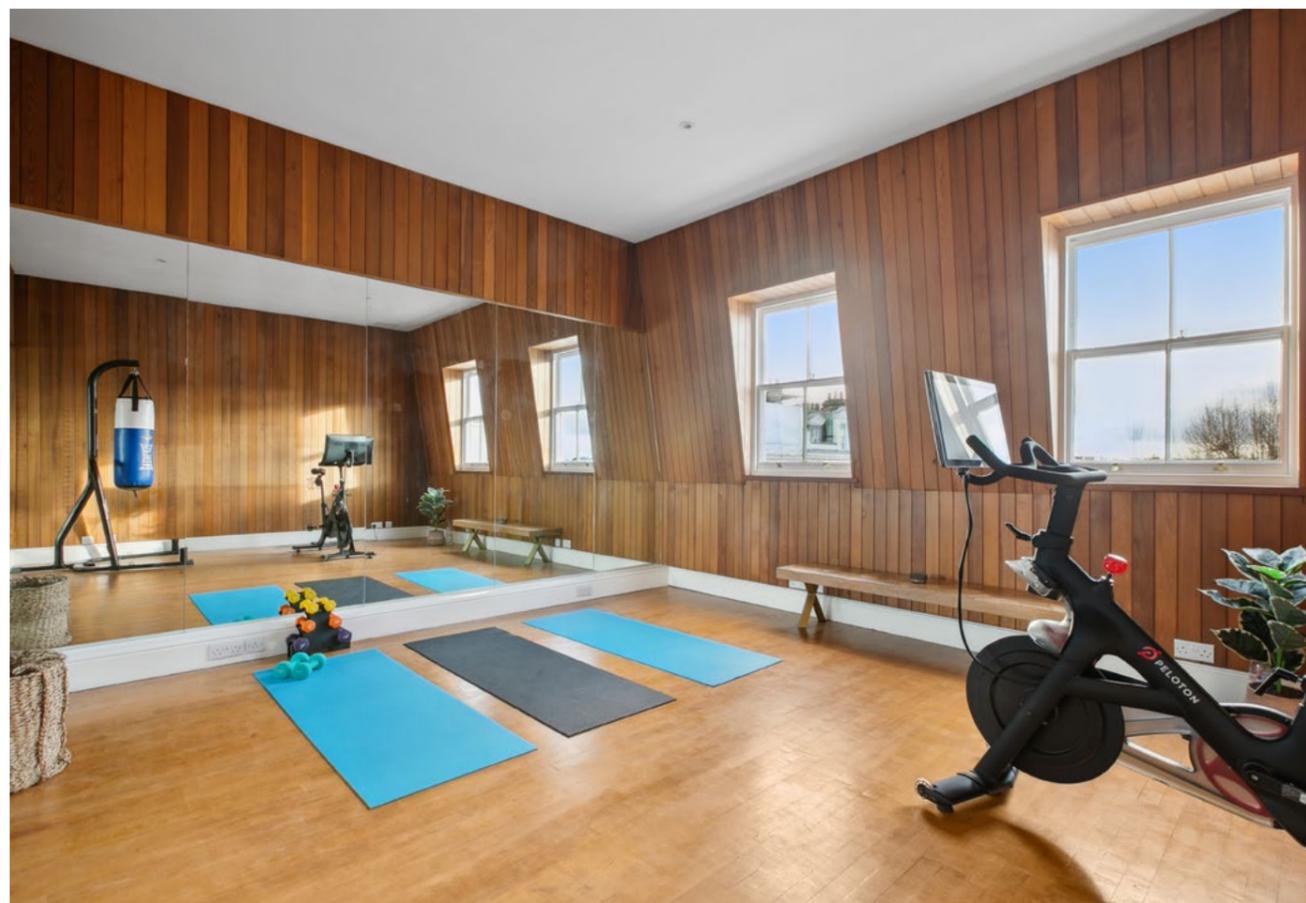
**Bike Shed Area**

31 sq ft / 2.86 sq m

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.

CH: Ceiling height

This plan has been supplied to The  
Brochure by Knight Frank



**Knight Frank**  
**Kensington**  
 52-56 Kensington Church Street  
 London  
 W8 4DB

**Will Allen**  
 020 3892 3575  
 will.allen@knightfrank.com

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

Your partners in property



**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.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

**Particulars dated April 2025. Photographs and videos dated December 2024 and April 2025.**

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. 04/15/25 KF-250406-04-GG

