



Palace Court, London **W2**

Palace Court

London W2

Set over five floors, a wonderful and cleverly designed four bedroom new-build home boasting striking clean lines with exceptional finishes throughout. Palace Court is a stone's throw from Kensington Gardens and under a 5-minute walk to Notting Hill Gate underground. The stylishly decorated house is complimented by high ceilings, large windows and wooden floors creating an open and inviting living space.

Palace Court is moments from Hyde Park and Princes Square. A short walk takes you to the boutiques & restaurants of Westbourne Grove and the central and district line station of Notting Hill Gate



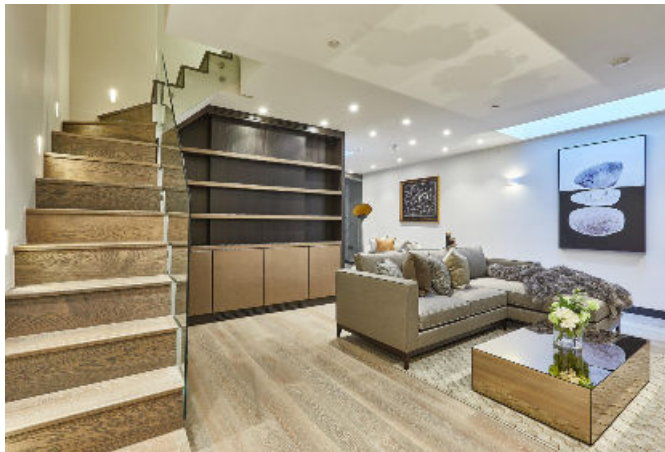
Guide price: £3,500,000

Tenure: Freehold

Local authority: City of Westminster

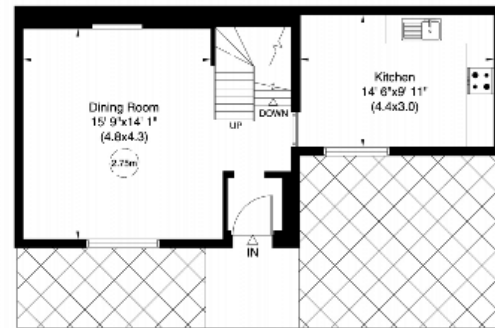
Council tax band: H



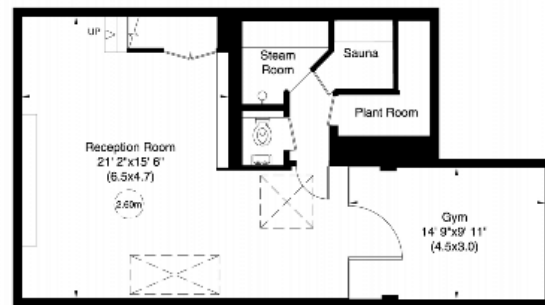


1A Palace Court, W2

Gross internal area (approx.)
212 Sq m (2280 Sq ft) Including Under 1.5m
210 Sq m (2257 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale
capital 020 88717722



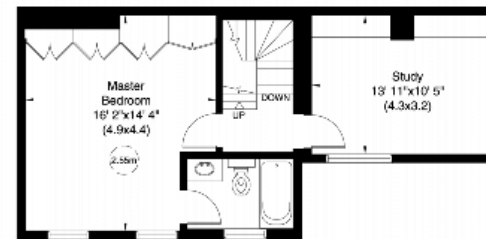
Ground Floor



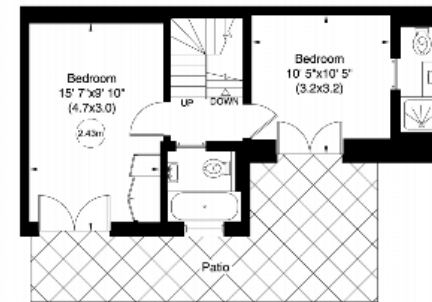
Basement



Second Floor



First Floor



Lower Ground Floor

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.

Knight Frank
Notting Hill
294 Westbourne Grove
London W11 2PS

I would be delighted to tell you more
Will Gregory
020 3866 7835
will.gregory@knightfrank.com



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 June 2023. Photographs and videos dated June 2023.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.