



8, 22 Palace Court

OBbard



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A beautifully presented, top-floor **two-bedroom flat** (with lift), interior designed to maximise space and light. Located in a well-maintained period building, the property offers a **stylish and contemporary** living experience.

The spacious reception room seamlessly connects to the kitchen, creating an **open-plan layout** with a modern "loft" feel. The master bedroom features a walk-through dressing area leading to a generously sized en-suite bathroom, while the second double bedroom is served by a separate shower room.

The service charge includes heating, hot water, and electricity for added convenience. Ideally positioned just a short walk from the **excellent amenities** of Notting Hill and the nearby Underground station (Central, Circle, and District Lines), the property also benefits from having Hyde Park quite literally at the end of the road.







APPROXIMATE GROSS
INTERNAL AREA

1042 sq ft
97 sq m

SALES PRICE £1,495,000

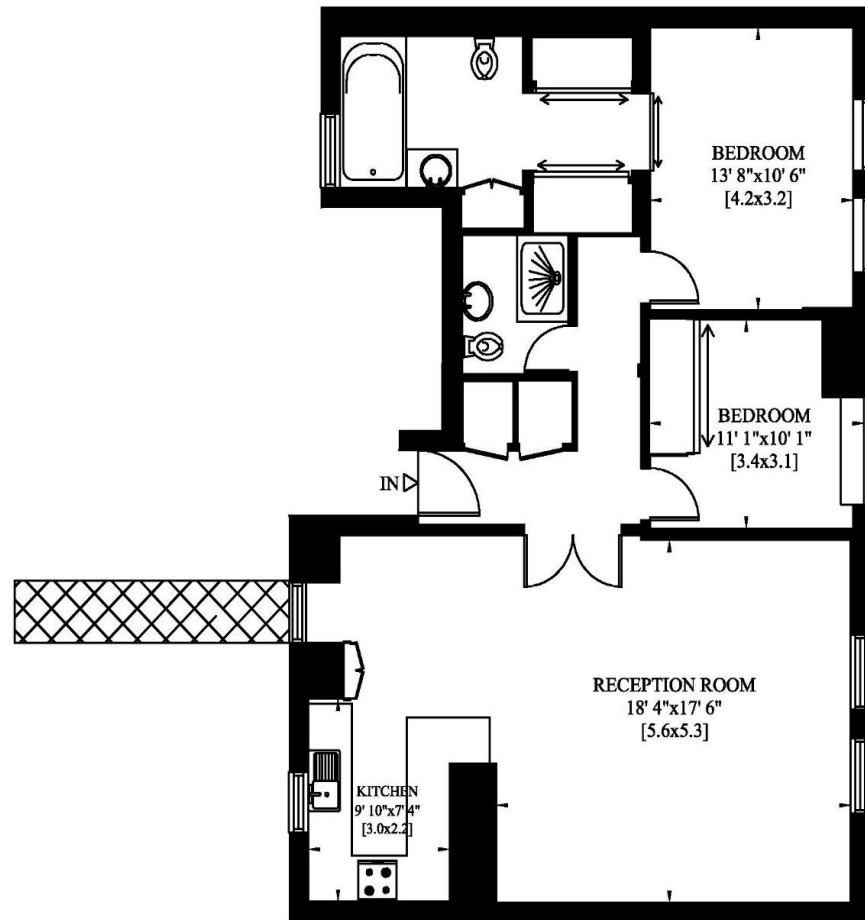
TENURE Leasehold plus Share of Freehold

GROUND RENT Peppercorn

SERVICE CHARGE TBC

LOCAL AUTHORITY
The Royal Borough of
Kensington and Chelsea

COUNCIL TAX H



OBBARD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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