





KEY FEATURES

- Private Terrace
- Direct Lift Access
- Underfloor Heating
- Penthouse
- Gaggenau Appliances

Palace Gate offers open plan living accommodation flooded with natural light, direct lift access and a private terrace overlooking the park.

Palace Gate comprises four bedrooms including a principal bedroom with a dressing room and a large ensuite bathroom, a kitchen/breakfast room and a fantastic entertaining space with views over the park. The penthouse further benefits from underfloor heating throughout in addition to a home automation system, electric curtains and a comprehensive lighting system. From the Philippe Starck door handles, to the Gaggenau kitchen appliances, to the customised walnut joinery, each detail has been thoughtfully designed and sourced to the highest of specifications.

Situated at the northern end of Palace Gate the property has uninterrupted views across Kensington Gardens with Kensington Palace in the foreground. The building itself is located on the junction of Palace Gate and Kensington Road opposite Kensington Palace Gardens. Both High Street Kensington and Knightsbridge are easily accessible, as are



4 BEDROOM



4 BATHROOM



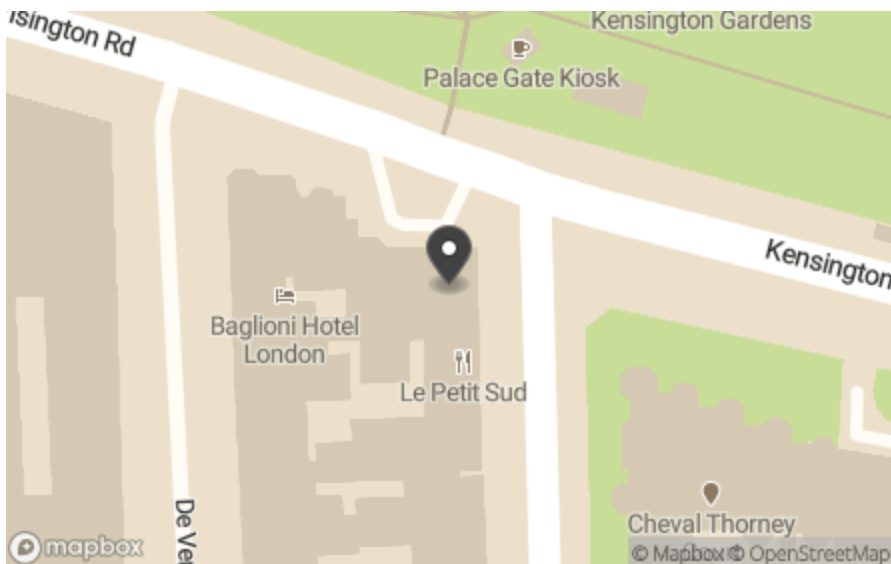


ACCOMMODATION

Hallway
Double Reception Room
Kitchen/Dining Room
Principal Suite
Three Guest Bedrooms
Two Ensuite Bathrooms
Guest Cloak Room
Terrace
Lift
Storage

LOCATION

Situated at the northern end of Palace Gate the property has uninterrupted views across Kensington Gardens with Kensington Palace in the foreground. The building itself is located on the junction of Palace Gate and Kensington Road opposite Kensington Palace Gardens. Both High Street Kensington and Knightsbridge are easily accessible, as are South Kensington and Chelsea.

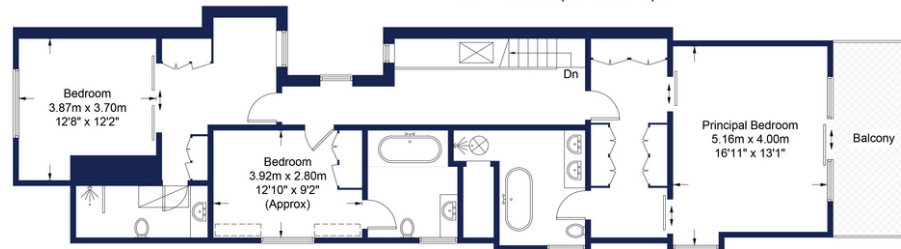






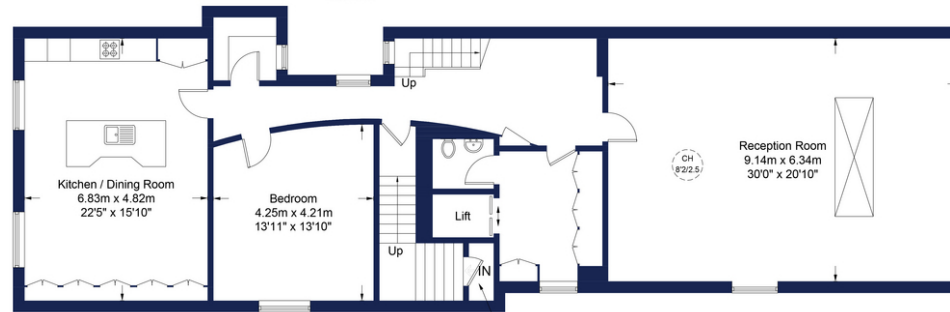
Palace Gate, W8

Approximate Gross Internal Area = 266.6 sq m / 2870 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 267.5 sq m / 2880 sq ft

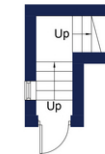


Fifth Floor

= Reduced headroom below 1.5m / 5'0"



Fourth Floor



Third Floor

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. (ID807392)

**BEAUCHAMP
ESTATES**

TERMS

Price: £5,995,000

Tenure: Leasehold

Council Tax Band: H

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

24 Curzon Street,
London, W1J 7TF

londoninformation@beauchamp.com

020 7499 7722

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. 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 nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

