





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.



4 BEDROOM



4 BATHROOM



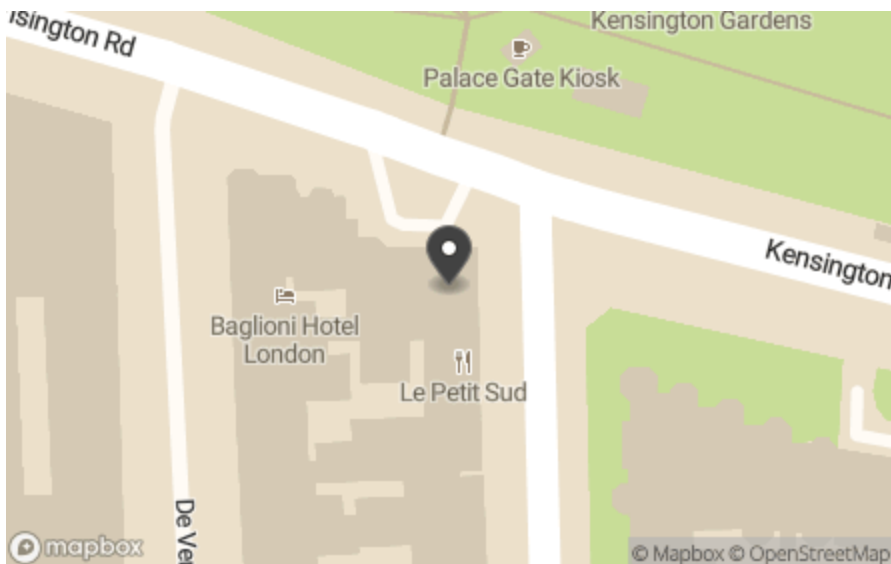


ACCOMMODATION

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.

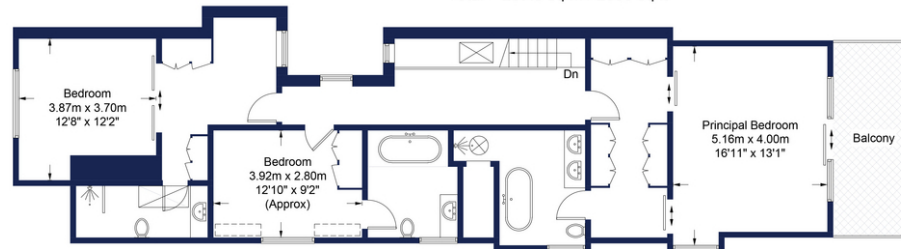






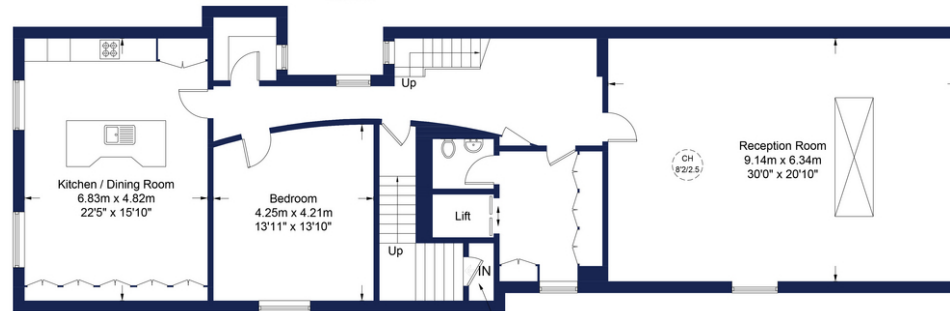
Palace Gate, W8

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



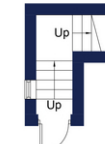
Fifth Floor

Reduced headroom below 1.5m / 5'0"



Fourth Floor

Third Floor Door



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: Offers In Excess Of
£5,000,000
Tenure: Leasehold
Council Tax Band: H

**BEAUCHAMP
ESTATES**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

