



Palace Court  
Bayswater, W2





A spacious two to three bedroom, two bathroom flat, with its own front door, plenty of storage, a short walk to Kensington Gardens, a porter and private outside space in Saxon Hall, Palace Court, Notting Hill.

The perfect buy-to-let investment, which is currently benefiting from short-let tenants paying £4,766.67 PCM, which is a 6%, Gross Rental Yield at the Asking Price.

The property measures circa 1,100 square feet and has its own frontdoor, which is entered via a secluded and pretty front garden. The two double bedrooms with built-in wardrobes have en-suites and there is a separate WC for guests. Furthermore, a third single bedroom would also work well as a home office.

Saxon Hall is a popular portered building on Palace Court, which leads down to the Bayswater Road and the green open space of Kensington Gardens. It is well located for the many shops and restaurants of Westbourne Grove, Queensway and Notting Hill Gate. Notting Hill Gate underground station (Central, District, & Circle lines) is 0.3 miles away.

- Two-double bedrooms, one-single bedroom/office/two-bathrooms and one-WC.
- Its own front door
- Porter
- Over 1,000 square feet of internal living space
- Front and back garden
- Excellent location

Offers in Excess of £950,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		71	76
		EU Directive 2002/91/EC	

**Tenure:** Leasehold 975 years remaining

**Service Charge:** £3,145 p.a.

**Ground Rent:** Peppercorn

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

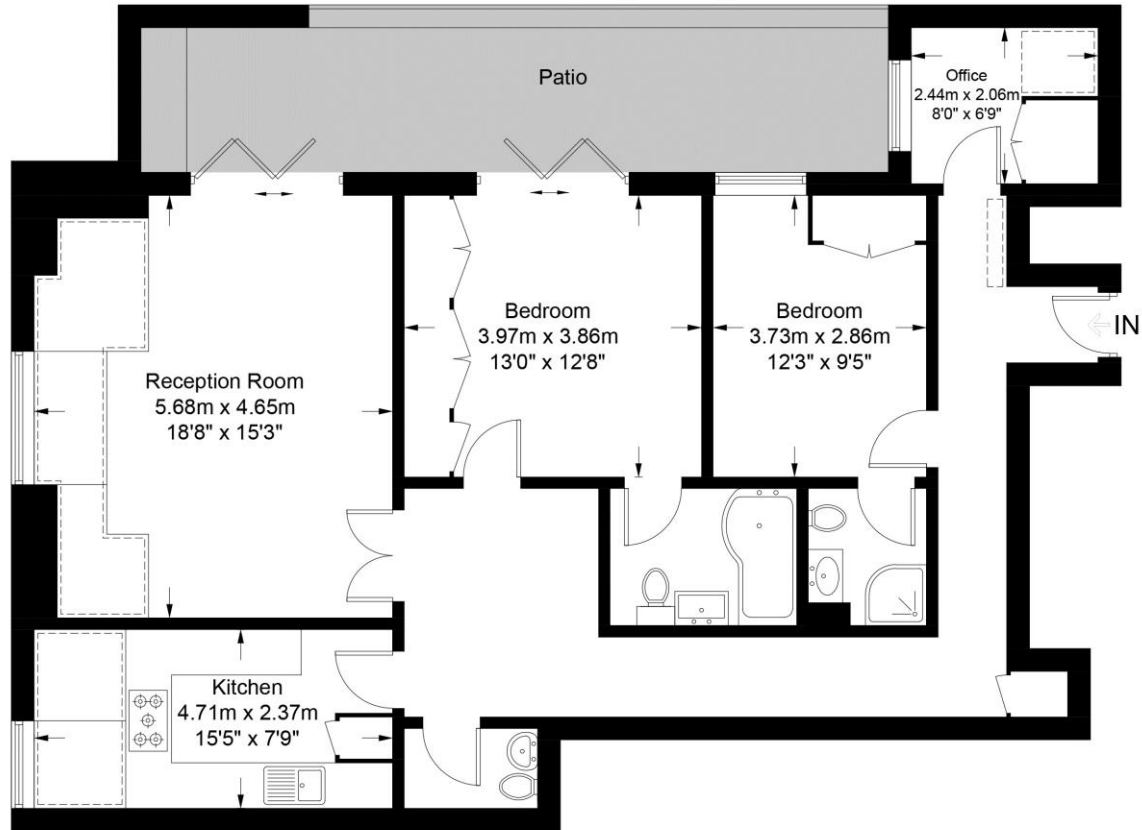
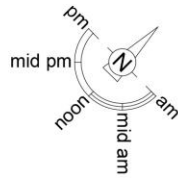
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## Saxon Hall, W2

Approximate Gross Internal Area = 1101 sq ft / 102.3 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 97 sq ft / 9.0 sq m



### Lower Ground Floor



**Certified  
Property  
Measurer**

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. (ID1001719)

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