

PALACE COURT





Palace Court, W2

Arranged over six floors and extending to just under 5,000 sq ft, this substantial six-bedroom house occupies an enviable position on Palace Court, in the heart of London W2.

The house offers exceptionally well-balanced accommodation, comprising six bedrooms, six bathrooms, and four reception rooms, ideally configured for both family living and formal entertaining. The lower ground floor is dedicated to ancillary and leisure accommodation and includes a staff bedroom with en-suite shower room, service kitchen, gym area, cinema/den, and a separate study. The study opens directly onto a private patio, providing discreet and valuable outdoor space.

The raised ground floor forms the principal entertaining level, with an elegant entrance hall, formal dining room, main kitchen, and guest WC. A generous double reception room and separate office occupy the first floor, offering flexibility for both living and working. The entire second floor is dedicated to the principal bedroom suite, benefiting from excellent privacy and access to a private balcony. Two further en-suite bedrooms with access to a terrace are arranged on the third floor, while the fourth floor provides two additional bedrooms and a family bathroom.

Ideally positioned moments from Hyde Park, Palace Court enjoys close proximity to Notting Hill, Kensington High Street, and Westbourne Grove, with excellent transport links offering convenient access across London and to Heathrow.



























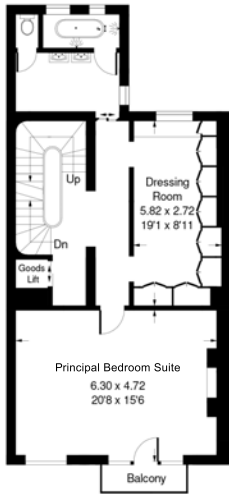


Palace Court, W2 - Freehold

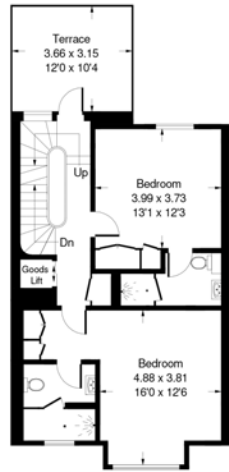
Local Authority - **City of Westminster**

Ideally positioned moments from Kensington Gardens and Hyde Park. Close to the amenities of Notting Hill, Kensington High Street, and Westbourne Grove. Excellent transport connections including easy access to Heathrow.

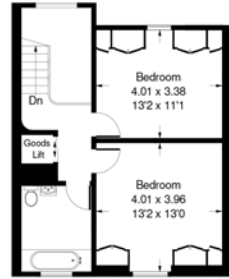
- Elegant entrance hall
- Formal dining room
- First floor double reception room
- Office
- Main kitchen
- Guest WC
- Entire second floor dedicated to the principal bedroom suite with private balcony
- Five further bedrooms
- Six bathrooms
- Staff bedroom with en-suite shower room
- Service kitchen
- Gym area
- Cinema / Den
- Separate study opening onto a private patio
- Lift
- Air conditioning



Second Floor

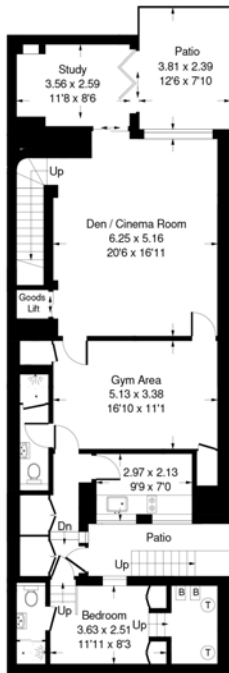


Third Floor

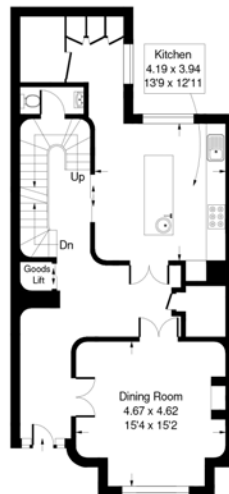


Fourth Floor

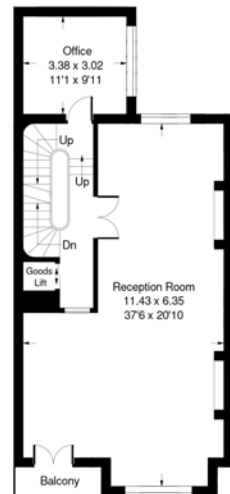
Approx. Gross Internal Area = 453.5 sq m / 4882 sq ft
(Including Goods Lift)



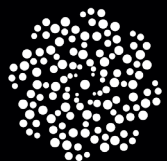
Lower Ground Floor



Raised Ground Floor



First Floor



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