



PALACE GREEN

Kensington W8



AN EXCEPTIONAL DUPLEX PENTHOUSE

With staff accommodation and commanding unrivalled views across
Kensington Gardens from one of London's most prestigious
addresses.

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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H

Tenure: Leasehold, approximately 133 years remaining
Ground rent: £2,008 per annum, reviewed yearly, next review due 2027
Service charge: £119,931.30 per annum, reviewed yearly, next review due 2027

Guide Price: £11,950,000



ONE OF THE MOST EXCLUSIVE RESIDENTIAL STREETS

This magnificent tree-lined avenue, accessed via a cobbled gated entrance with 24-hour security, is home to an exceptional international community and some of the world's most distinguished residences.

Situated between Kensington High Street and Notting Hill Gate, immediately west of Kensington Gardens, Palace Green occupies a highly coveted position along the southern end of this renowned address.





Occupying approximately 4,000 sq ft, this spectacular duplex penthouse combines elegant entertaining space with outstanding family accommodation. The principal reception room extends to an impressive 44 ft, flooded with natural light and opening directly onto a full-length private terrace. From here, residents enjoy breath-taking panoramic views across Kensington Palace, Kensington Gardens, the Round Pond, Hyde Park and the London skyline beyond. A particular highlight of the property is the magnificent 1,400 sq ft triple-aspect roof terrace, offering an exceptional outdoor entertaining space with far reaching views over Kensington Gardens, the historic churches and elegant rooftops of Kensington. The accommodation is arranged around both a principal and secondary entrance, each served by lift access, and comprises four generous double bedrooms, all benefiting from en suite bathrooms. The luxurious principal suite features a private dressing room, spacious en suite bathroom and two private balconies. A large contemporary kitchen and separate utility room complete the main accommodation. The apartment benefits from three underground parking spaces. In addition, the property benefits from a separate guest/staff apartment located on the ground floor of the building, providing flexible ancillary accommodation.

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.

*Due to the property being in receivership, we do not have all of the material information for the property, therefore you should ensure you make all relevant enquiries relating to the property.



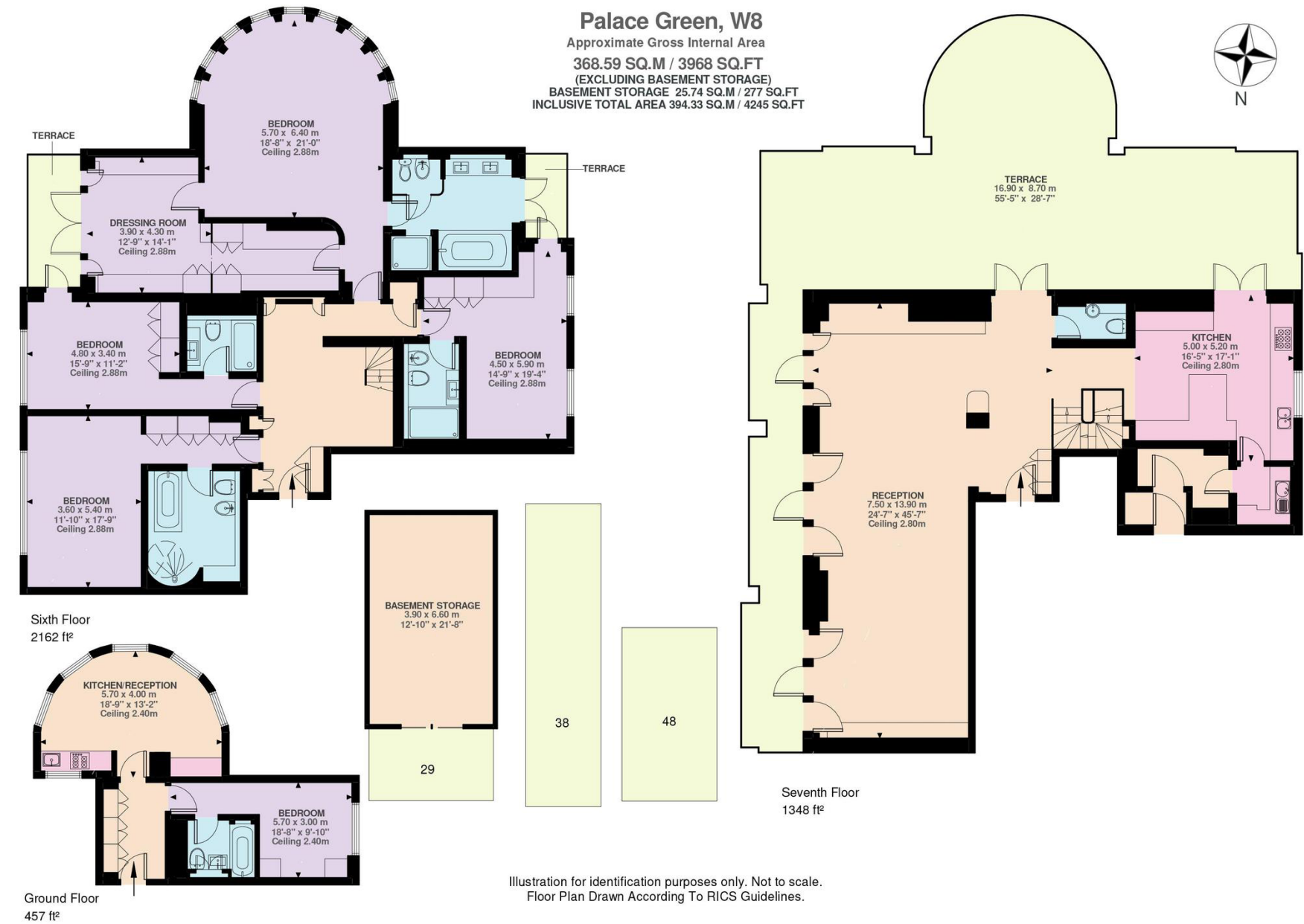
LOCATION

Kensington Palace Gardens is one of the world's most exclusive addresses.

It is a highly secure private road that runs to the west of Kensington Gardens and, as well as housing Kensington Palace itself also houses many of London's ambassadorial properties.

It is extremely well located for the Underground stations of Notting Hill and High Street Kensington and the many amenities both areas offer.





Approximate Gross Internal Area = 368.59 sq m / 3968 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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