



PALACE COURT

London W2



PALACE COURT

An exceptional 1 bedroom + study first floor apartment with impressive ceiling heights, a private balcony and a superb open plan living space, set on one of the area's most prestigious streets.



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EPC

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold, new lease of 999 years

Ground rent: Peppercorn

Service charge: £2,500 per annum, reviewed every year, next review due 2027

Guide price: £1,200,000



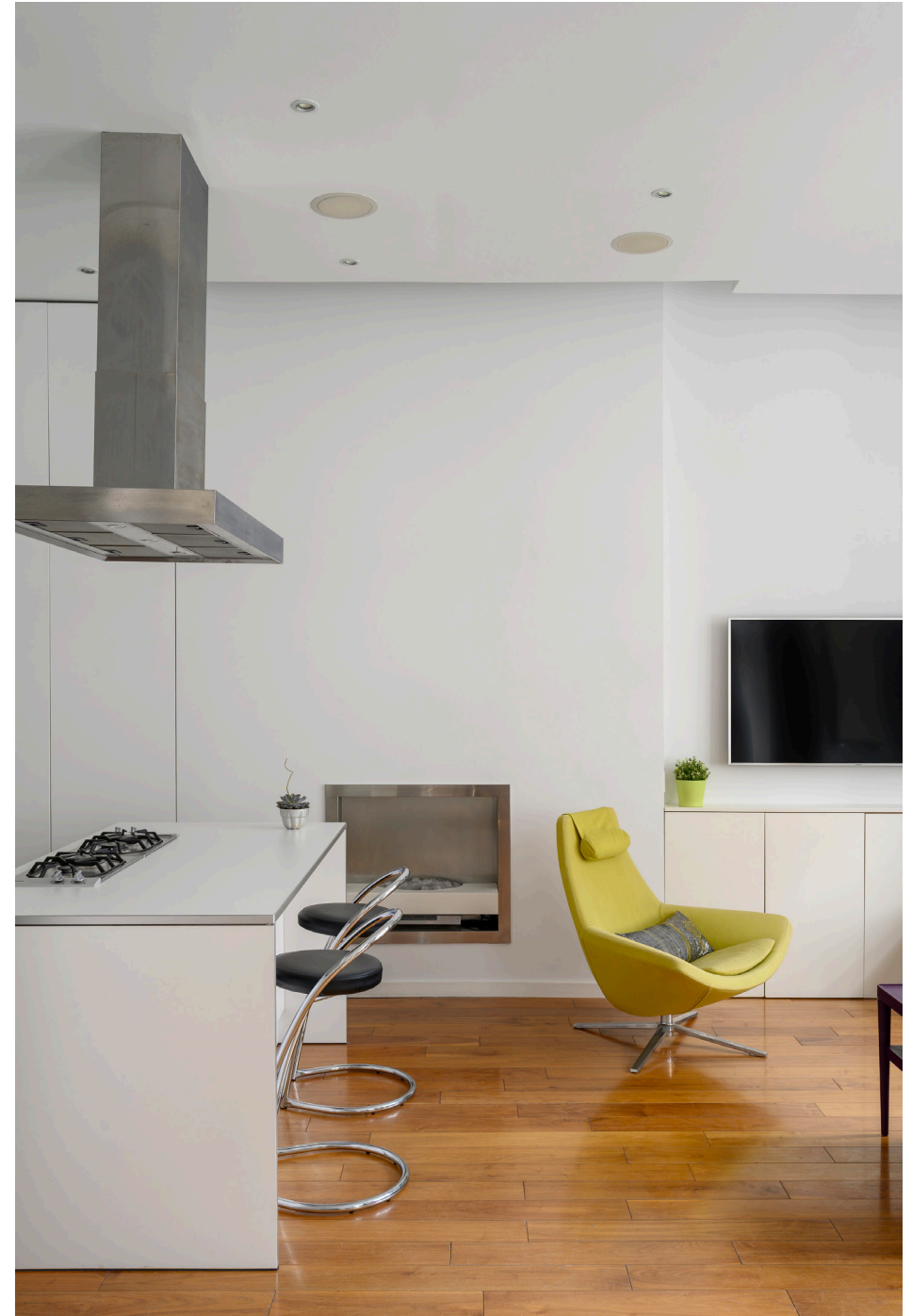
THIS ELEGANT APARTMENT IS DEFINED BY A REMARKABLE SENSE OF VOLUME AND LIGHT.

The standout feature is the impressive 23 ft open-plan Bulthaup kitchen, reception and dining room, boasting 3.3m ceilings and French doors opening onto a private balcony, creating a bright and sociable living space.

The property offers a generous principal bedroom set at the rear of the building with ample built-in storage. There is an ensuite bathroom to the main bedroom.

Additionally, there is a versatile study / second bedroom with an ensuite bathroom located on the half landing, just outside the flat entrance.

Palace Court is a peaceful, tree-lined address moments from Kensington Gardens and Hyde Park, with Notting Hill and Westbourne Grove's shops, restaurants, and excellent transport links close by.

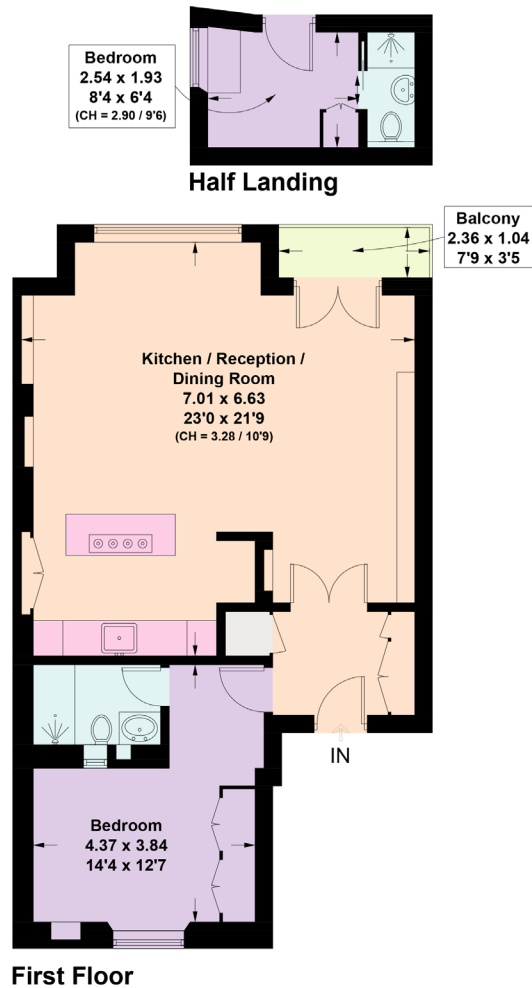






Palace Court, W2

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft
Including Limited Use Area (0.7 sq m / 7 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. (ID1303994)

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We would be delighted
to tell you more.

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