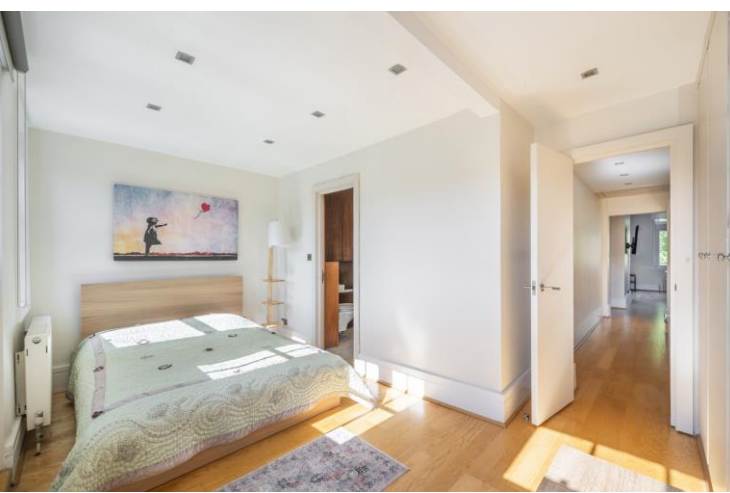




Palace Court
Notting Hill, W2





A beautifully presented two bedroom, two bathroom second floor flat with a west facing terrace, set within an attractive period building on Palace Court, Notting Hill. This wide building allows for an impressive double width reception / kitchen and 967 sq ft of lateral living space. Occupying the entire second floor, the property features exceptional ceiling heights of 3.35 metres, enhancing the sense of volume and light throughout.

The accommodation comprises a spacious kitchen / reception room with ample space for a large dining table and generous seating area, two double bedrooms to the back of the apartment with built-in wardrobes, and two bathrooms (one en suite). The sunny west facing terrace is ideal for entertaining and comfortably accommodates outdoor sofas. The flat further benefits from wooden flooring throughout and a share of the freehold.

Palace Court is considered one of Notting Hill's finest streets and is conveniently located for the many boutiques, cafés, and restaurants of Notting Hill Gate, Westbourne Grove, and Queensway. Notting Hill underground (Central, District, & Circle lines) and Queensway (Central line) stations are nearby (0.3 miles from the property) and the green open spaces of Kensington Gardens are a five minute walk away.

- West facing terrace
- Two double bedrooms, two bathrooms (one en suite)
- 967 square foot wide lateral flat
- Wooden flooring throughout
- Near to the park

Asking Price £1,700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
		77	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold 950 years
Service Charge: £5,750 pa (includes contribution to reserve fund)
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: F

Chestertons Notting Hill Sales

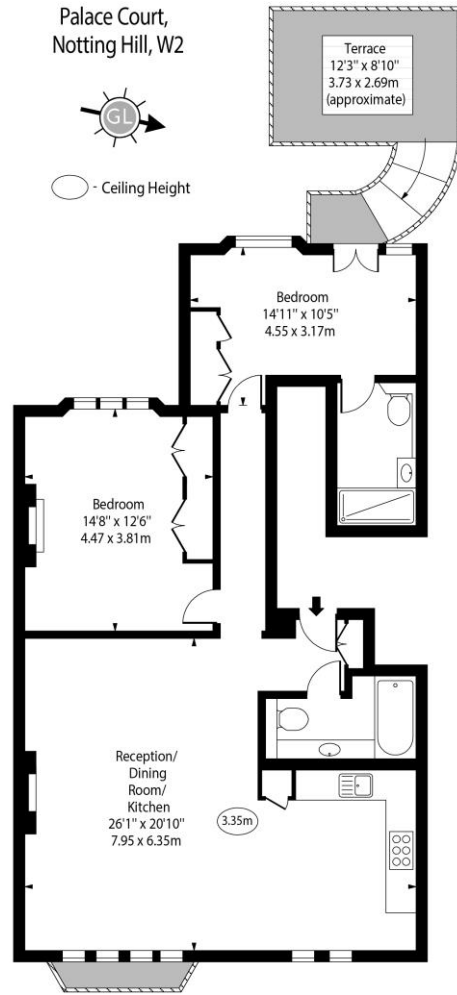
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 Notting Hill
 London
 W11 2AB

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 0203 040 8585

Palace Court,
Notting Hill, W2



○ - Ceiling Height



Second Floor

Approx Gross Internal Area 967 Sq Ft - 89.83 Sq M

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