

# Saxon Hall, Palace Court

London, W2

WAYNE & SILVER



# The Property

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Perfectly positioned between the highly sought-after areas of Notting Hill and Kensington, this spacious two-bedroom, two-bathroom lateral apartment is located within Saxon Hall on Palace Court.

Situated on the third floor of a well-maintained, lift-serviced purpose-built block, the apartment extends to approximately 1,049 sq ft and offers well-balanced accommodation throughout. The bright south-facing reception room opens onto a private balcony/terrace, providing an ideal spot for relaxation or entertaining.

While the property would benefit from modernisation, it offers an excellent opportunity for the incoming purchaser to refurbish and personalise to taste. The layout comprises a generous entrance hallway, principal bedroom with en-suite bathroom, second double bedroom with fitted wardrobes, a separate kitchen, and an additional family bathroom.

Saxon Hall enjoys a prime location just moments from Hyde Park and the excellent array of shops, cafés, and restaurants found on Westbourne Grove, Queensway, and Notting Hill Gate.

Notting Hill Gate Underground Station (Central, District & Circle Lines) is conveniently located just 0.3 miles away.

Offered chain free.

# Key Features

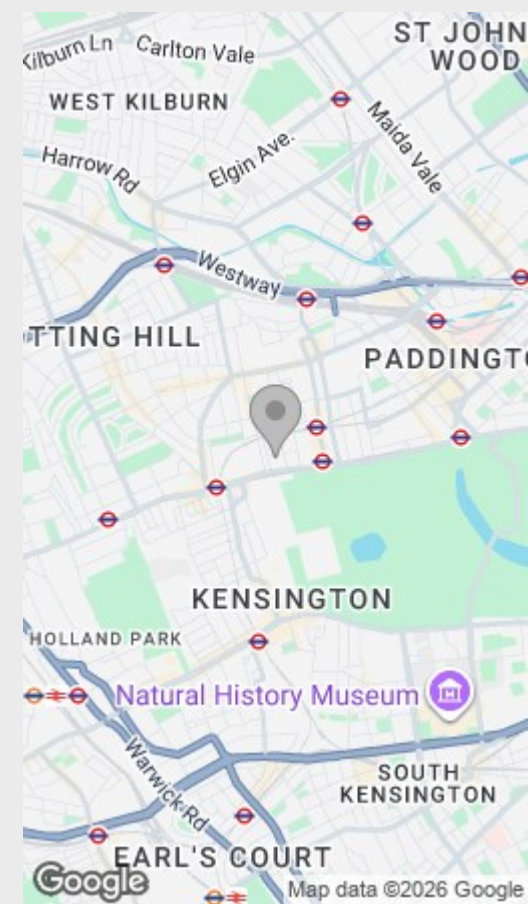
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- Lateral 2 bedroom 2 bathroom apartment
- 1035 sq ft / 96.15 sq m
- South facing reception room with balcony
- Separate kitchen
- Well proportioned throughout
- Third floor, lift serviced block





## Location





## Palace Court



£800,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

1035.00 sq ft

EPC

LOCAL COUNCIL

TAX BAND

G

TENURE

Leasehold

YEARS REMAINING

46

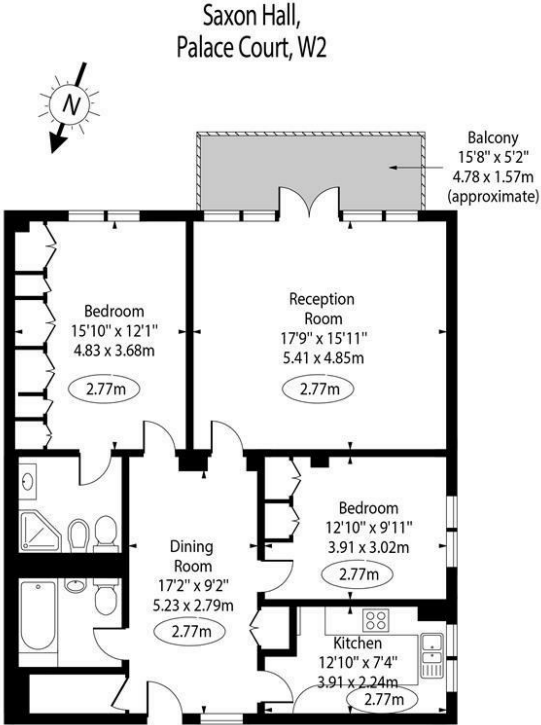
# Floorplan & EPC

£800,000

### IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Third Floor

Approx Gross Internal Area 1035 Sq Ft - 96.15 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.53655

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <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>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

# WAYNE & SILVER

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