



Saxon Hall
Palace Court, W2





This impressive two bedroom, two bathroom lateral apartment with a lift is set on Palace Court, ideally located in close to Hyde Park.

Please note this property has a short lease.

Positioned on the third floor of a well maintained, portered building, the property extends to approximately 1,035 sq ft and offers bright, well-proportioned accommodation throughout. The south facing reception room is filled with natural light and opens onto a private balcony, providing an excellent space for both relaxing and entertaining.

The apartment offers exciting scope for refurbishment, allowing an incoming purchaser to create a home tailored to their own specification. The accommodation comprises a generous entrance hall, a principal bedroom with en suite bathroom, a second double bedroom with fitted wardrobes, a separate kitchen, and a further family bathroom.

Saxon Hall is superbly located moments from Hyde Park and the wide array of boutiques, cafés and restaurants along Westbourne Grove, Queensway and Notting Hill Gate.

Notting Hill Gate Underground Station (Central, District and Circle lines) is approximately 0.3 miles away, providing excellent transport links across London.

- Spacious two bedroom, two bathroom lateral apartment
- Third floor of a well building with a lift and a porter
- Bright south facing reception room with private balcony
- Excellent opportunity to modernise and add value. Lease extension required
- Moments from Hyde Park and Notting Hill Gate Underground Station

Asking Price £800,000

Tenure: Leasehold 44 years 7 months

Service Charge: £7300 pa (includes contribution to reserve fund)

Ground Rent: £200

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

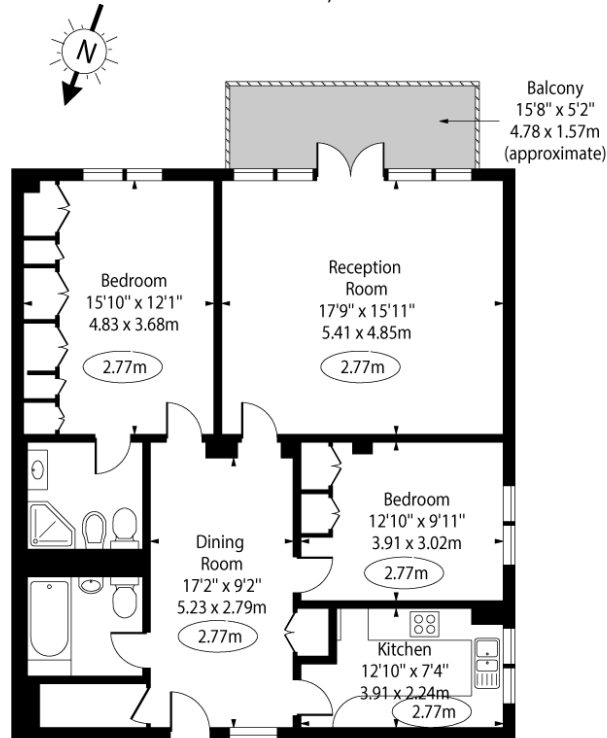
London

W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

Saxon Hall,
Palace Court, W2



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 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.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable