



Palace Court  
Notting Hill, W2









A beautifully presented two bedroom, two bathroom second floor lateral flat with a west facing terrace, set within an attractive period building on Palace Court, Notting Hill.

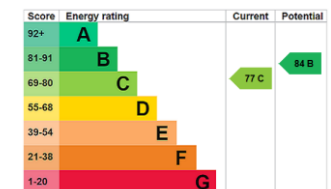
This wide building allows for an impressive double width reception / kitchen and a total internal floor area of 967 sq ft. Occupying the entire second floor, the property features exceptional ceiling heights of 3.35 metres, enhancing the sense of volume and light throughout.

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, a large storage area running above the hallway 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 and storage above the hallway
- Near to the park

Asking Price £1,600,000



**Tenure:** Share of Freehold 950 years 1 months

**Service Charge:** £5750 Includes contribution to reserve fund

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** F

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

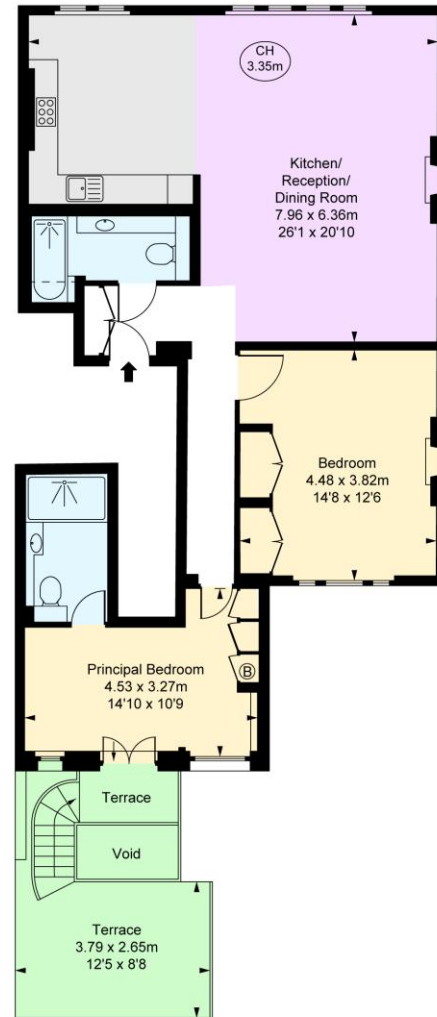
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Palace Court,  
Notting Hill, W2  
Approximate Gross Internal Area  
**89.86 sq m / 967 sq ft**  
( Including restricted height  
under 1.5m ( — — — — — ) )  
( CH = Ceiling Heights )



Second Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice  
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