



Lower Ground Floor Flat

Palace Court, 35 | | London | W2 4LS

£4,200 Per Month

 **cityrelay**

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A beautifully presented two-bedroom apartment combining period character with stylish, contemporary interiors in the heart of Notting Hill. Set on the lower ground floor of an attractive period property, the apartment offers well-proportioned accommodation together with the added benefit of private outside space.

- Lower ground floor of a stunning period property
- Spacious reception and dining room
- Versatile second bedroom with dedicated workspace
- Private outside space
- Principal bedroom with king-size bed & fitted storage
- Attractive wooden flooring and period character



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band F
EPC Rating C

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