



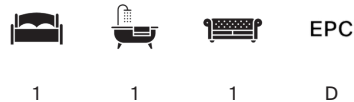
PALACE COURT

London W2



PALACE COURT

An exceptional first floor apartment with impressive ceiling heights, a private balcony and a superb open plan living space, set on one of Bayswater's most prestigious streets.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 104 years remaining

Ground rent: £150 per annum

Service charge: £2,500 per annum, reviewed every year, next review due 2027

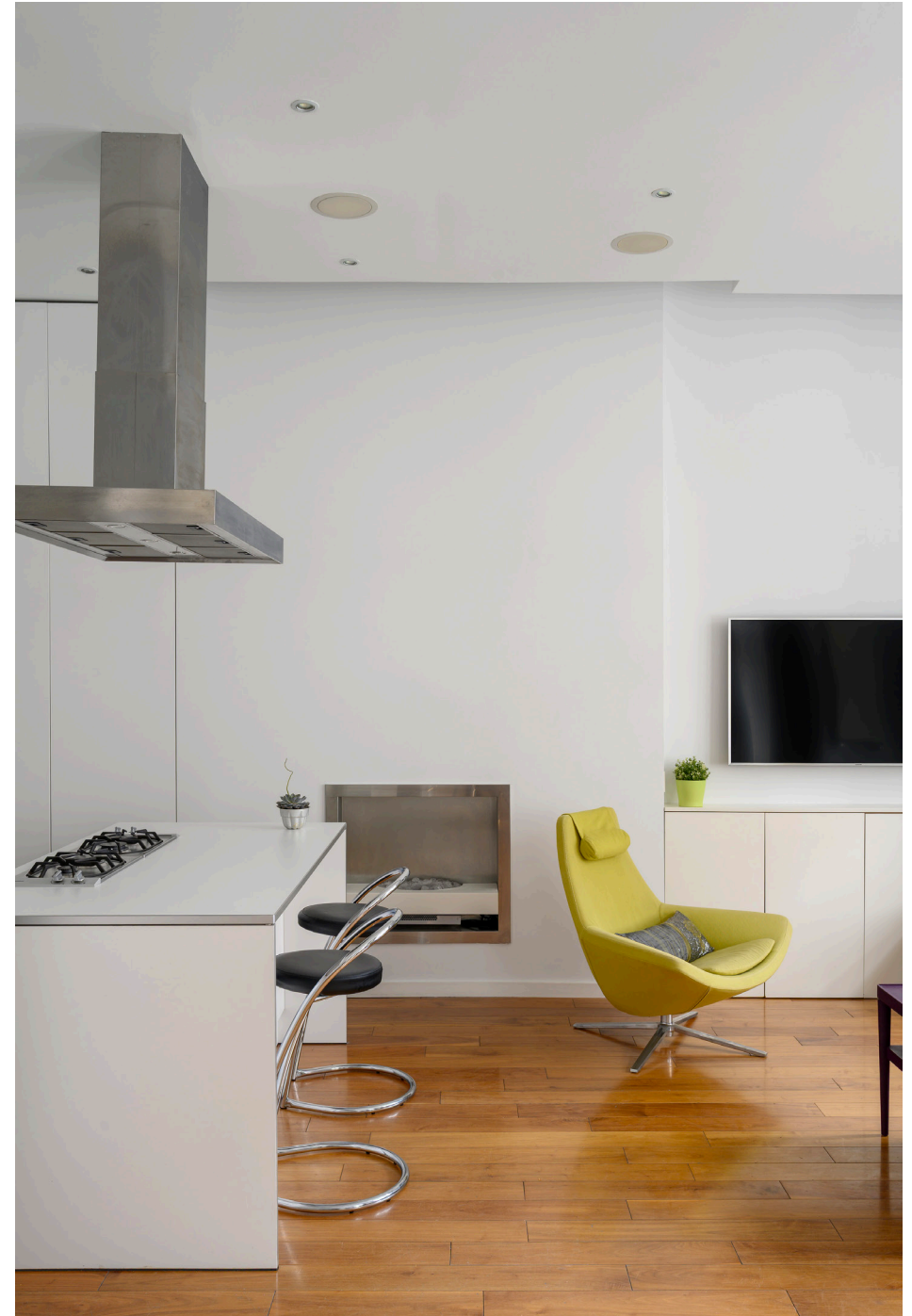
Guide price: £1,200,000



This elegant apartment is defined by a remarkable sense of volume and light. The standout feature is the 23 ft open plan Bulthaup kitchen, reception and dining room, enhanced by near 3.3m ceilings and a bank of large windows/French doors opening onto a charming private balcony.

The property offers a generous principal bedroom, a versatile second bedroom/study, a well appointed bathroom, and an additional shower room on the half landing. The kitchen is neatly integrated with a central island, creating a seamless and sociable living environment.

Palace Court is a quiet, tree lined address moments from Kensington Gardens and Hyde Park, with the shops and restaurants of Westbourne Grove and Notting Hill close by.

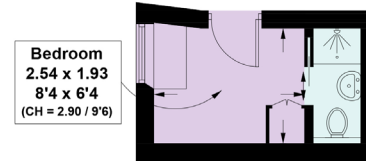




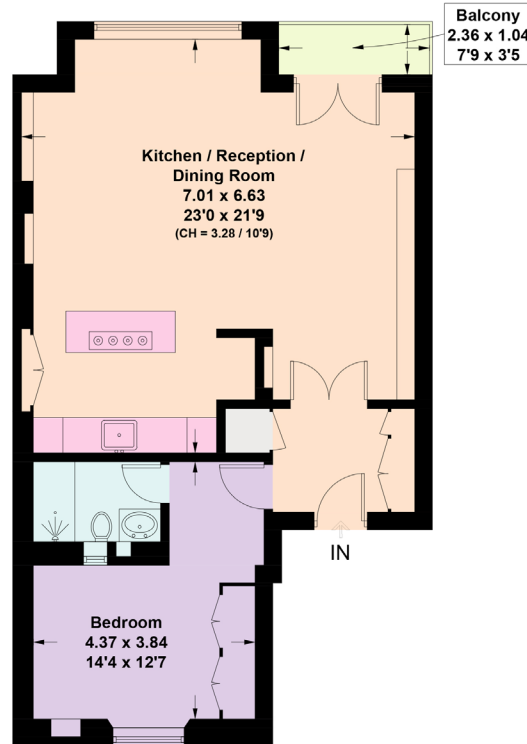


Palace Court, W2

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Half Landing



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1303994)

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We would be delighted
to tell you more.

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