



## IMMACULATELY PRESENTED FIRST FLOOR FLAT WITH DIRECT ACCESS TO NON-DEMISED TERRACE

**Palace Gardens Terrace, W8**

£950,000 Leasehold (146 years remaining)



Period property on sought after cherry-tree lined street • One double bedroom • One bathroom • Semi open-plan kitchen, dining & reception room • Non-demised Roof Terrace

#### Local Information

Palace Gardens Terrace is considered to be one of Kensington's finest residential addresses. It is a wide, quiet, cherry tree-lined street to the west of and running parallel with Kensington Palace Gardens. Palace Gardens Terrace is located between Kensington High Street and Notting Hill Gate; both of which offer a wide selection of excellent local amenities and transport links, including close proximity to Kensington Gardens.

#### About this property

Occupying the first floor of an attractive white stucco-fronted period conversion, the property offers excellent living & entertaining space, with floor-to-ceiling windows there is an abundance of natural light and ample storage throughout. The entertaining space offers a southerly aspect and charming views over the cherry tree-lined streets of both Brunswick Gardens and Palace Gardens Terrace.

To the rear of the apartment lies a large double bedroom with en-suite bathroom and generous fitted wardrobes.

The flat benefits from direct access to a non-demised roof terrace.

#### Tenure

Leasehold (146 years remaining)

#### Local Authority

The Royal Borough of Kensington and Chelsea

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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