



PALACE COURT  
LONDON W2

savills



**A TRULY MAGNIFICENT PENTHOUSE APARTMENT  
IN A BEAUTIFUL PERIOD RED BRICK PORTERED  
BUILDING SET IN ITS OWN GATED GROUNDS WITH  
A LANDSCAPED APPROACH.**

Extending to 478 sq m (5,147 sq ft) this apartment is laid out over only one floor and occupies a central position within the building with a southerly aspect directly up Palace Court towards Hyde Park. The layout is also well thought out with grand formal reception and dining rooms, more relaxed family areas including a large eat-in kitchen, a sumptuous master bedroom "wing" with en suite bathroom and "his & hers" dressing rooms and a guest or children's annexe consisting of three further double bedroom suites.







There is also a fifth double bedroom currently used as an office as well as a traditional study. There is a main utility room as well as one in the guest annex looking after those bedrooms. Palace Court itself consists almost entirely of red brick and white stone period architecture dating back to the turn of the last Century. No.70 is the largest apartment in the northernmost block that commands the most sought after position in the street looking straight up the road. It is accessed via wrought iron gates through a landscaped garden and is policed by a team of porters 24 hours a day.

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#### ACCOMMODATION AND AMENITIES

Penthouse | Gated entrance | Kitchen/breakfast room | Double reception  
Dining room | 5 bedrooms (4 en suite) | 2 cloakrooms | Office/bedroom 6  
Lift | 24hr porter | EPC=B

#### TERMS

Asking Price £8,950,000

Tenure Leasehold with a share in the company owning the freehold

Local Authority Royal Borough of Kensington and Chelsea

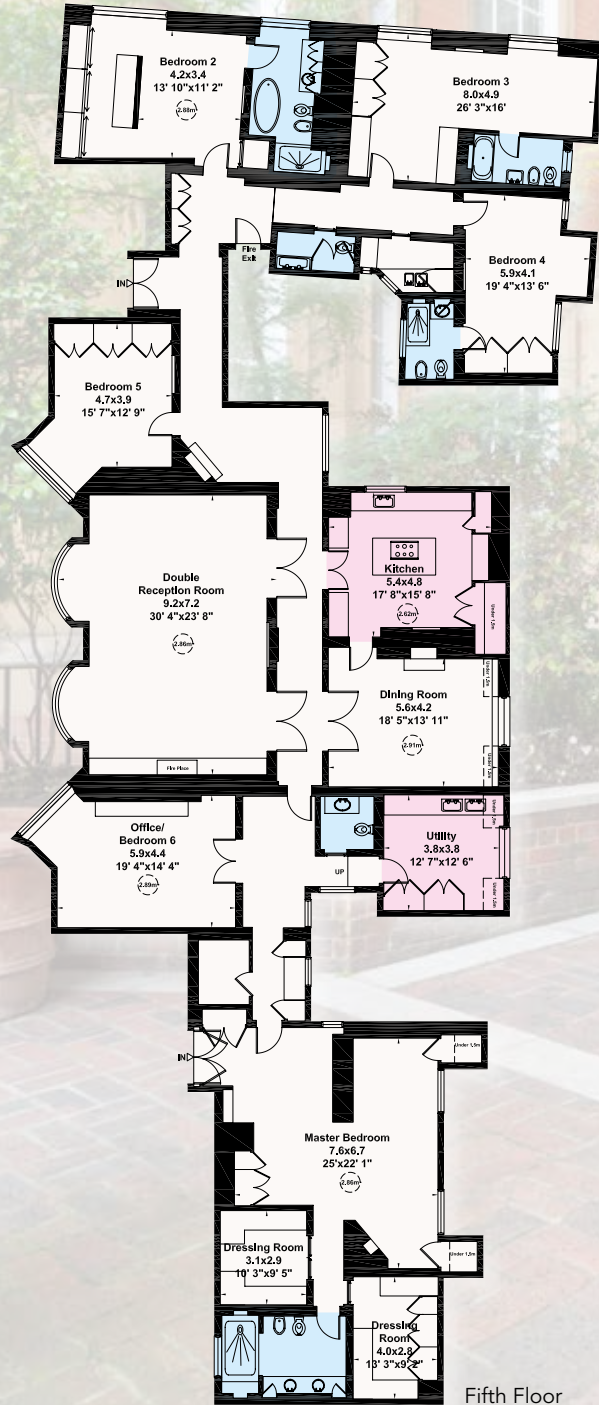
Service Charge Approximately £8,459 per annum

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**GROSS INTERNAL  
AREA (APPROX.)  
484 SQ M - 5,214 SQ FT  
INCLUDING UNDER 1.5M  
478 SQ M - 5,147 SQ FT  
EXCLUDING UNDER 1.5M**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Viewing: Strictly by appointment with Savills.

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