



A superb two/three bedroom apartment on the first floor of a sought after portered mansion block.

Palace Court, London, W2

£2,700,000 Leasehold (949 years remaining)

savills

Excellent proportions • High ceilings • Stunning principal bedroom suite • Portered mansion building • Close to Hyde Park

#### About this property

A spacious two/three bedroom apartment found on the first floor of a highly regarded portered mansion building. The apartment retains many of its original period features and gloriously high ceilings are found throughout.

The accommodation comprises three generous reception rooms, one of which could easily be turned into a third bedroom due to the plentiful storage space. The kitchen sits off the entrance hall, to the front of the apartment and is fully functional.

The principal bedroom suite is of excellent proportions and provides in-built wardrobes, as well as a balcony offering wonderful views down Palace Court. Completing the accommodation is the another good sized double bedroom and a family bathroom.

The apartment would suit any prospective buyers wishing to put their own stamp on their new home.

#### Local Information

Located just to the north of Notting Hill Gate and almost opposite the entrance to Kensington Gardens/Hyde Park, Palace Court is close to a number of local amenities including many restaurants and boutique shops, renowned schools and convenient transport links to the City and West End (via the Central, District and Circle lines) and the Heathrow Express at Paddington.

Palace Court is also perfectly located in order to benefit from the future redevelopment of Whiteley's and Queensway

#### Tenure

Leasehold (949 years remaining)

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

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

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Palace Court, London, W2  
Gross Internal Area 1697 sq ft, 157.7 m²

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Palace Court, W2

Gross internal area (approx) 157.65 sq m / 1697 sq ft


Key :  
CH - Ceiling Height



First Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
England, Scotland & Wales		EU Directive 2002/91/EC 

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