



RUSSELL SIMPSON

Elegant lateral apartment with 24
hour porterage on the edge of Hyde
Park

PALACE COURT
NOTTING HILL W2

Palace Court

£4,250,000

BEDROOMS 3	INTERNAL 1,735 SQ FT	OUTDOOR 21 SQ FT	COUNCIL Westminster City
BATHROOMS 3	161 SQM	EPC B	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 959 YEARS	GROUND RENT —	SERVICE CHARGE £11,000 P/Y



The Property

Recently refurbished property with park views in a smart period mansion block

Found on the second floor, an inviting entrance hall leads through to the glorious double width reception room. Five sash windows draw in the light, and period detailing in the cornice and wood panelling bring warmth and intimacy to the space. Dining, casual and formal seating areas give the space flexibility, and the fireplace a central focal point for all.



Indoor Spaces

The stylish eat-in kitchen is excellently equipped, including integrated induction hob and downdraft extractor, wine fridge & larder, as well as dark wood joinery.



The Design

Having been fully renovated by the current owners this is the epitome of turn-key living, as well as the added benefit and security of full time porters.



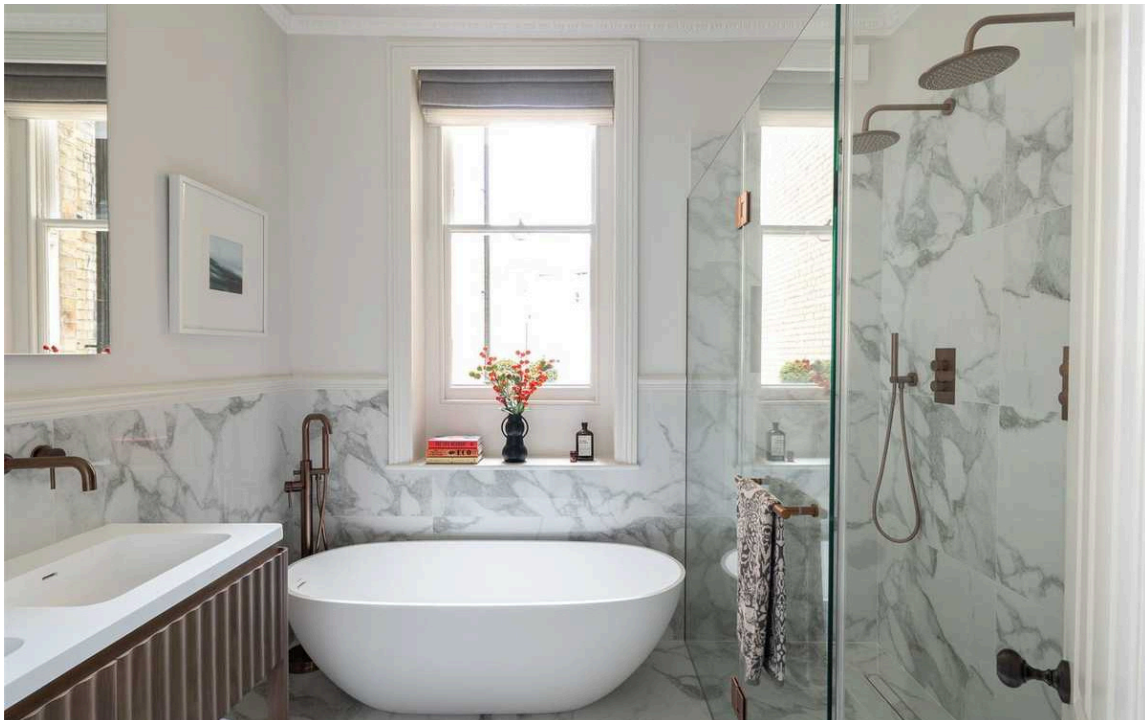
img 1

Balcony



The Bedrooms

The property boasts three ensuite bedrooms, the principal with a charming balcony and views up towards the park. The second adjacent to the reception room and the smaller third with built in storage.





The Neighbourhood

The property includes a south-facing front balcony with enough space for outdoor seating. It is part of an impressive mansion block with a beautifully manicured courtyard, the planting of which changes with the seasons.

Palace Court was created in the 1880s to connect Moscow Road with the Bayswater Road. Today, it sits adjacent to Pembridge square, offering excellent access direct access both into the heart of Notting Hill, but also the vibrancy of Bayswater and the open green spaces of Hyde Park & Kensington Gardens. Notting Hill Gate tube station is seven minutes' walk from the property.

**RUSSELL
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