



**RUSSELL
SIMPSON**

Stylish flat within moments of
Kensington Gardens

PALACE COURT
BAYSWATER W2

Palace Court

£1,899,950

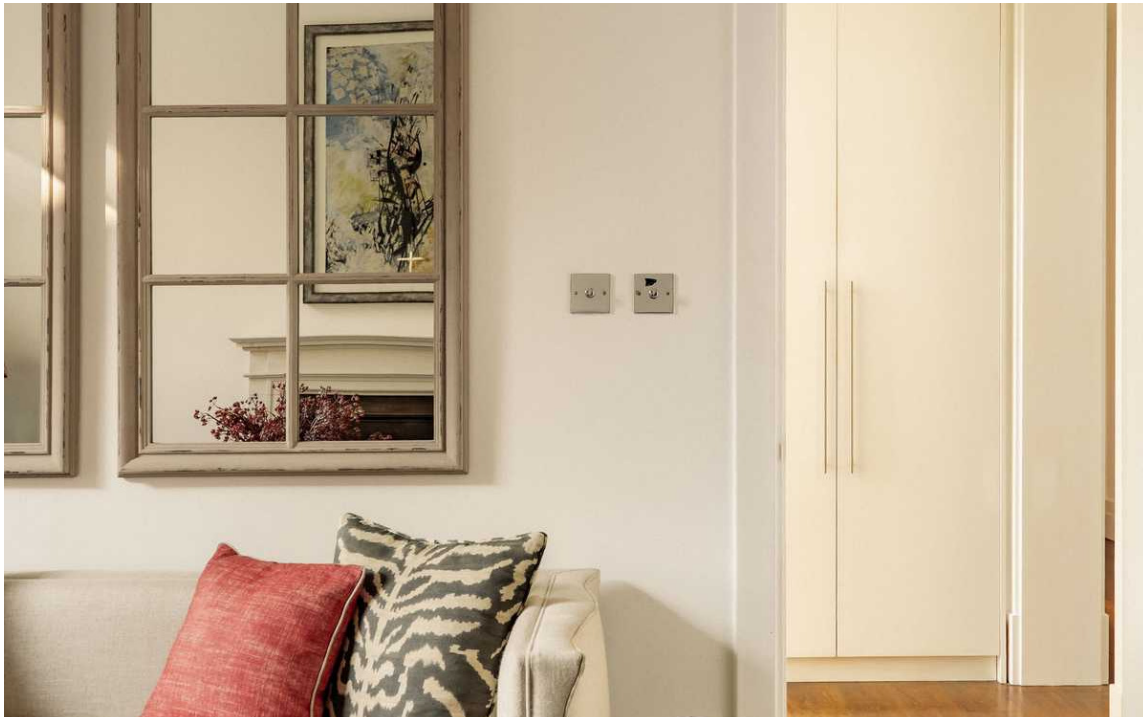
BEDROOMS 3	INTERNAL 1,414 SQ FT 131 SQM	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 969 YEARS	GROUND RENT —	SERVICE CHARGE £8,247 P/Y



The Property

Two bedroom flat with high ceilings in a grand mansion block close to Notting Hill Gate

Entering the flat on the second floor, the entrance foyer leads through to a well-proportioned reception room, with ample space for dining. Beyond is a central corridor that leads towards a second reception room with a working fireplace and a south-facing sash window.



Indoor Spaces

On one side of this room is the kitchen, on the other a home office. High ceilings and a muted colour scheme give a sense of space and calm throughout the property.





The Bedrooms

In addition, the flat contains two bedrooms: a principal bedroom with an ensuite bathroom and inbuilt storage, and a second bedroom with a bathroom opposite.



The Neighbourhood

24 Palace Court is an impressive late nineteenth-century block of mansion flats with a porter and a lift, set on an attractive street in an enviable location. From here, Notting Hill Gate, Queensway and Bayswater stations are all nearby, as well as the many restaurants and shops of Notting Hill within easy reach. Finally, the open spaces of Kensington Gardens and Hyde Park are also a short walk away.



Palace Court, W2

Approx Gross Internal Area
1,414 sq ft / 131 sq m

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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.



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