



**RUSSELL
SIMPSON**

Stylish flat to rent within walking
distance of Kensington Gardens

PALACE COURT
BAYSWATER W2

Palace Court

Let

BEDROOMS 3-3	INTERNAL 1,414 SQ FT 131 SQM	OUTDOOR —	FURNISHED STATUS Unfurnished
BATHROOMS 2-2		EPC D	COUNCIL TAX Westminster City, G

The Property

Two bedroom flat with high ceilings in a grand mansion block close to Queensway Station

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





Indoor Spaces

High ceilings and a muted colour scheme give a sense of space and calm throughout.

On one side of this room is a galley kitchen, on the other side a home office. 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.

Palace Court is an attractive street containing a mix of red-brick houses and mansion blocks built in the Dutch style. From here, Queensway and Bayswater stations are both close, and the area is also well-served by buses. In addition, the many restaurants and shops of the Notting Hill area are within easy reach. Finally, the open spaces of Kensington Gardens and Hyde Park are 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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