



Palace Court, Notting Hill, W2

For the finer things in property.



# Palace Court, Notting Hill, W2

A spacious two-bedroom flat with private entrance, porter and patio.

Comprised over 1,000 sq ft this well-proportioned flat includes a large reception room with french doors leading to a patio. There are two bedrooms with en suite bathrooms, a study and guest WC. The flat further benefits from a private entrance through a patio garden and a porter.

Located moments from Hyde Park, this flat is perfectly positioned for the amenities of Westbourne Grove as well as the shopping and transport facilities of both Notting Hill Gate (Circle, District and Central Lines) and Bayswater (Circle and District Lines).

Private entrance | Entrance hall | Kitchen  
Reception room | Two bedrooms | Two bath/  
shower rooms | Study | Guest WC | Patio  
EPC rating C

## Terms

**Tenure:** Leasehold, expiry date 01.04.2999

**Service Charge:** Approximately £3,000 pa

**Ground Rent:** Peppercorn

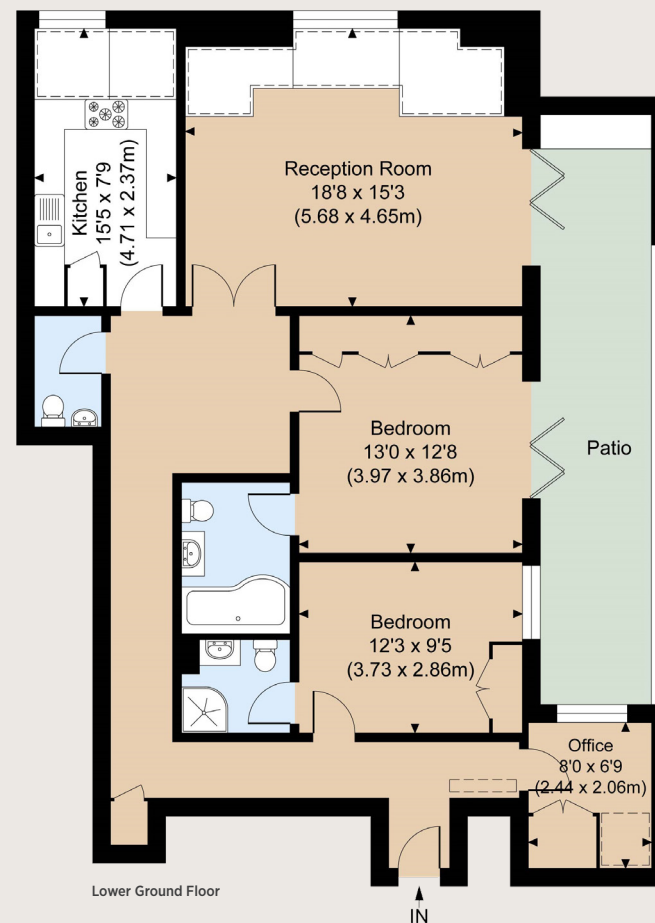
**Council Tax:** Band G

**Local Authority:** City of Westminster

**Asking Price:** OIEO £800,000



Approximate Gross Internal Area 1,101 sq ft (102.30 sq m) including reduced headroom  
For identification purposes only.



## Notting Hill

303 Westbourne Grove, London, W11 2QA

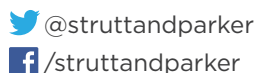
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