



Palace Gate, Kensington, W8 5LS

Guide Price £5,695,000 Share of Freehold

## Palace Gate

# Introducing Palace Gate...

This stunning three bedroom apartment offers close to 2450 Sq Ft being arranged over the first and second floors of a beautiful, well maintained period building with lift access and balcony.

The apartment benefits from an incredible living room on the first floor measuring at 23'11ft x 17'9" with remarkably high ceilings. You also have a formal dining area, separate kitchen with breakfast area.

The second floor then features a large principal bedroom with dressing room and ensuite, and further two double bedrooms, both of which have their own en suites.



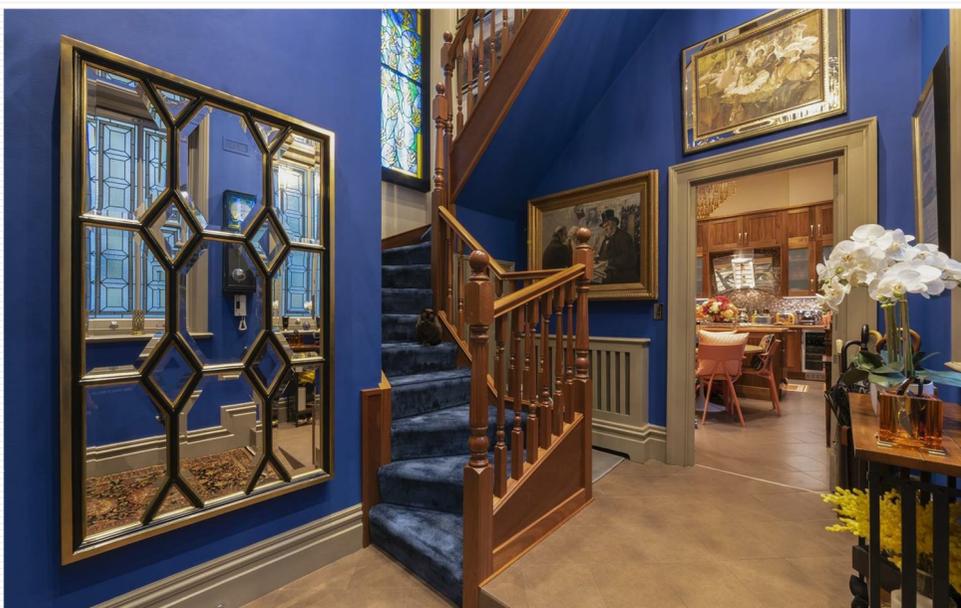
## Welcome to Kensington...

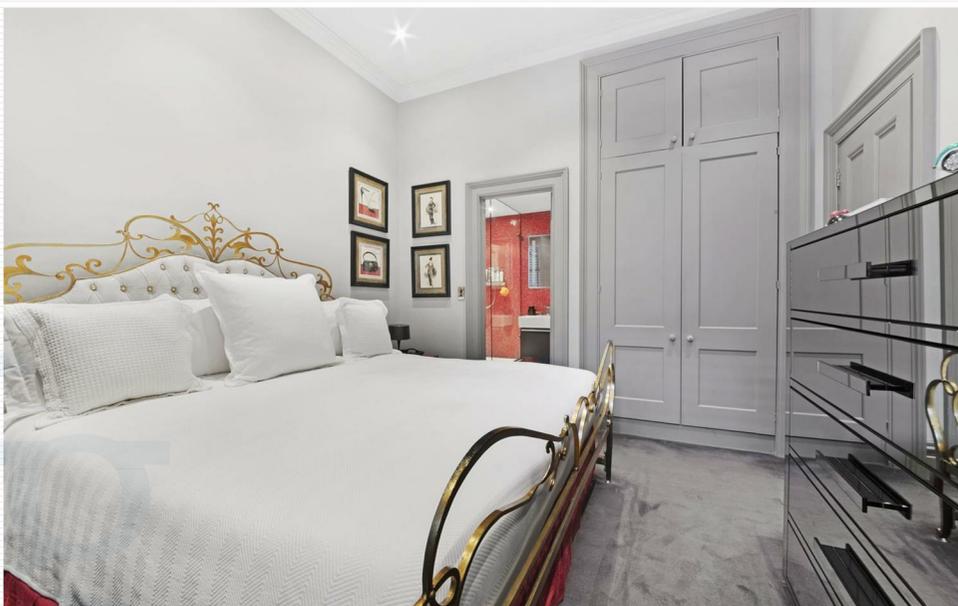
Palace Gate in W8, Kensington, is a prime London location known for its elegant period properties and proximity to Kensington Gardens and Hyde Park with excellent transport links which include the nearby Underground stations (Gloucester Road, High Street Kensington, and Queensway) providing easy access to the Circle, District, and Central lines, along with multiple bus routes for convenient city travel



- **First & Second Floor Apartment**
- **Principal bedroom with dressing room and en suite bathroom**
- **Further 2 Bedrooms with en suite bathrooms**
- **Spectacular Double Reception Room with High Ceilings**
- **Separate Kitchen**
- **Dining Room**
- **Private Balcony**
- **Superbly Presented Throughout**
- **EPC Rating E**
- **Council Tax Band H**

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APPROXIMATE GROSS INTERNAL FLOOR AREA : 2239 SQ FT- 208 SQ M



FIRST FLOOR

SECOND FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	75	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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