



## **RUSSELL SIMPSON**

Elegant three-bedroom apartment in  
a prestigious mansion block

PALACE COURT  
BAYSWATER W2

# Palace Court

£3,950,000

BEDROOMS 3	INTERNAL 1,740 SQ FT	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2	161 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 957 YEARS	GROUND RENT —	SERVICE CHARGE £12,200 P/Y



## The Property

A spacious lateral apartment presented in exceptional condition with full time portorage

Having been carefully restored by the current owner, there is a rarely found balance of modernity and warmth. 24 hour porters add unparalleled peace and security,



## Indoor Spaces



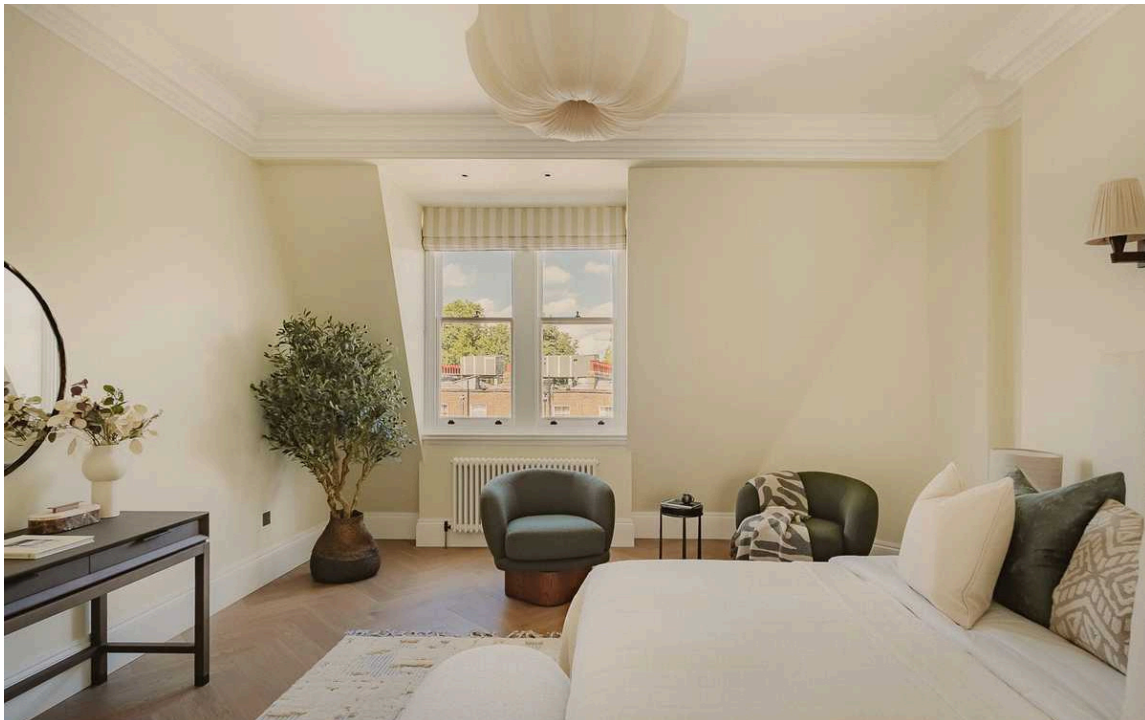
Arriving to the building via a meticulously maintained garden, the lift brings you to the 4th floor. Upon entering the property you are greeted with a wide entrance hall with elegant herringbone floors and a nook for formal dining. This space flows through to the generous reception room, with Southerly views towards the greenery of Hyde Park. Decorated with moulded cornices and panelled walls, an elegant fireplace with classic marble detailing furthers the period charm.

The kitchen features cream-coloured fitted units and a distinctive mirrored backsplash that maximises the sense of light and space. High-end appliances include an integrated wine storage, while the design maintains the property's sophisticated aesthetic.



## The Bedrooms

The inviting principal bedroom includes a walk-through dressing room and an ensuite bathroom, and two additional well-proportioned bedrooms share a family bathroom.





## The Neighbourhood


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, and Bayswater tube station a mere five minutes.

Palace Court,  
Moscow Road, W2

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**Approximate Internal Area**  
1,740 sq ft / 162 sq m  
**Including limited use area**  
50 sq ft / 5 sq m

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.

 Reduced head height below 1.5m



Fourth Floor

**RUSSELL  
SIMPSON**

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## Contact Us

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