



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **PALACE GATE, KENSINGTON, LONDON, W8**

An interior-designed one bedroom garden apartment in a Grade II listed period building just off Kensington Gardens. This elegant property features a spacious reception room decorated in neutral colours and opening up to a generous private patio, fully-integrated kitchen, well-proportioned bedroom with built-in wardrobes and a modern family bathroom.

Palace Gate is a sought-after street ideally located for the shopping, entertainment and transport facilities of both Kensington and Gloucester Road with easy access to the West End and Heathrow Airport via M4. The famous Kensington Gardens and Hyde Park are just a short walk away.



ENTRANCE / DINING HALL : RECEPTION ROOM : KITCHEN : BEDROOM :  
BATHROOM : PATIO : COUNCIL TAX BAND E : SHARE OF FREEHOLD  
(LENGTH OF LEASE: 977 YRS.) : SERVICE CHARGE £2,000 P/A : EPC  
RATING D

**Asking Price £650,000**

**Tel: 020 7603 7121**

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# **PALACE GATE, KENSINGTON, LONDON, W8**

## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Share Of Freehold

Asking Price £650,000

Lease: 977 Years

Service Charge: £2000 Annually Approx

### **IMPORTANT NOTICE**

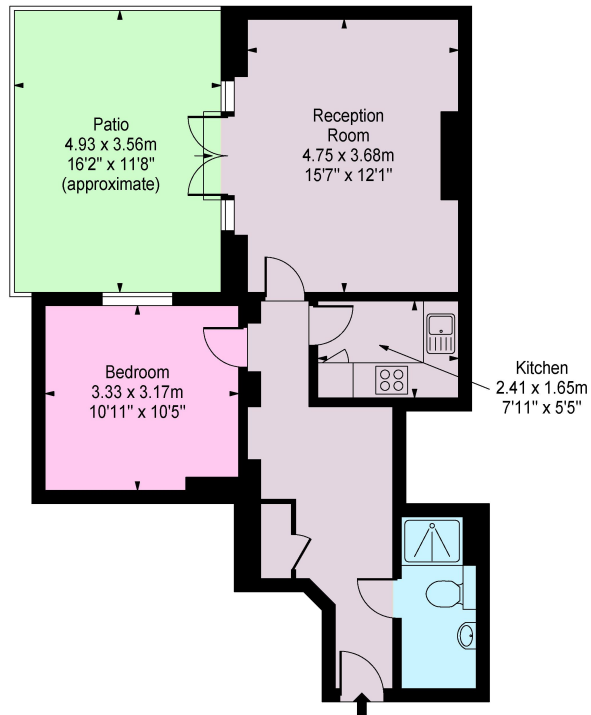
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





Palace Gate, London, W8




Lower Ground Floor

Approx Gross Internal Area 527 Sq Ft - 48.95 Sq M

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.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>		
<b>(69-80) C</b>		<b>78</b>
<b>(55-68) D</b>	<b>66</b>	
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.