



## Palace Gardens Terrace, W8

£1,345,000 *Share of Freehold*



A classic and beautifully presented two bedroom flat situated on the preferred first floor of a broad stucco fronted Victorian terraced house.

### KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom



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020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)

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## DESCRIPTION

A classic and beautifully presented two bedroom flat situated on the preferred first floor of a broad stucco fronted Victorian terraced house. This rarely available first floor flat has high ceilings and a perfect layout with an elegant reception room with bay window, a well-equipped separate kitchen, two double bedrooms and a modern bathroom.

Palace Gardens Terrace is a highly sought after cherry tree lined street in the heart of Kensington and close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate (Circle, District and Central Lines). The green open spaces of Kensington Gardens are also within easy walking distance.





## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 140 year and 1 months

**Service Charge:** £3,052.00 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** F

**EPC rating:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Palace Gardens Terrace, W8

Gross internal area (approx.)

65 Sq m (701 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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