

**PALMERSTON HOUSE, KENSINGTON PLACE, W8**  
**£895,000 SHARE OF FREEHOLD**

**A VERY LARGE ONE BEDROOM FLAT SITUATED ON THE SECOND FLOOR (WITH LIFT) OF A WELL MAINTAINED PORTERED APARTMENT BLOCK.**

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## DESCRIPTION:

A very large one bedroom flat situated on the second floor (with lift) of a well maintained portered apartment block. The apartment is an amalgamation of two generous studio flats and comes with two secure underground parking spaces which can be rented out for income. The flat now requires refurbishment allowing any incoming purchaser to create a home in their own taste and style. The accommodation consists of a reception room, kitchen, enormous double bedroom with dressing room and two shower rooms.

Kensington Place is located within the Royal Borough of Kensington & Chelsea and is a quiet and sought-after street situated off Kensington Church Street and close to the excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

## ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Bedroom | Dressing Room | Two Shower Rooms

## LOCAL AUTHORITY:

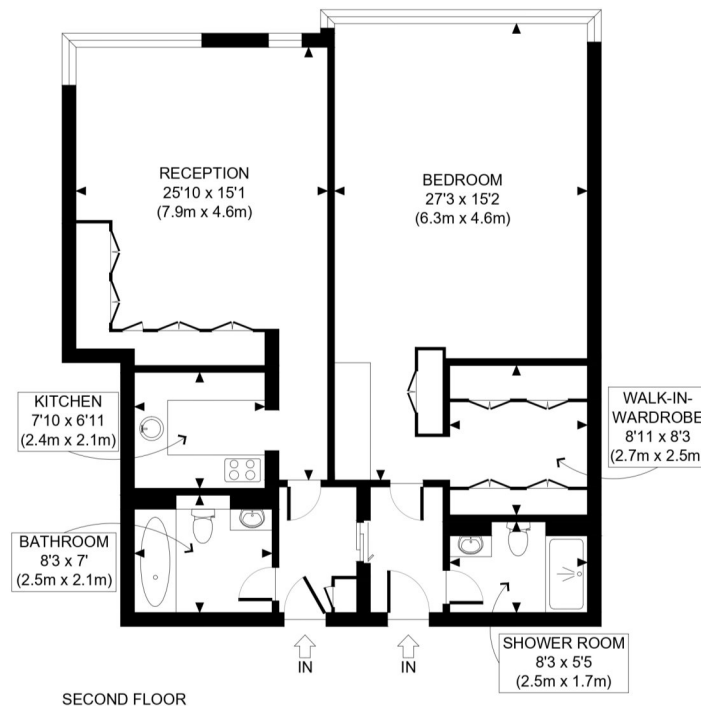
The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

Notting Hill Gate  
Holland Park  
High Street Kensington







APPROX. GROSS INTERNAL FLOOR AREA: 1001 SQ FT/ 93 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE STOP SHOP FOR PROPERTY MEASUREMENT

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Lease:** approx. 947 years remaining  
**Ground Rent:** None  
**Service Charge:** £7,200 per annum  
**Reserve Fund:** £1,652 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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