

APARTMENT ONE

Palace  
Gate

6

KENSINGTON W8

An exceptional 5 bedroom raised ground floor maisonette featuring spectacular reception and entertaining rooms and incredible ceiling heights and proportions with beautiful murals and intricate cornicing.



6 Palace Gate is an elegant Grade II listed detached Victorian house which has undergone an immaculate modernisation. It is ideally located south of Kensington Gardens and Kensington Palace. The Royal Albert Hall, Kensington High and Knightsbridge with their world class shopping, transport facilities and schools are all within walking distance.

Palace Gate



Kensington





## ACCOMMODATION

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Media Room with Bar
- Master Bedroom with  
En Suite Bathroom
- 4 Further Bedrooms with  
En Suite Bathrooms
- Utility Room
- Paved garden
- Terrace





## SPECIFICATION

### Security

- ADT monitored security alarm including motion detectors and vibration sensors to windows and doors.
- 6 Camera CCTV system to be monitored by the porter
- All windows have locks, with working shutters in kitchen and drawing room and security secondary glazing to the lower ground floor
- Video door entry system
- The building has an L1 fire alarm system which has its panel mounted behind the porter desk in the entrance hall

### Access

- Access can be gained by either the main building entrance or via a secondary entrance at the front lower ground floor
- Central marble clad staircase with traditional metal balustrade and polished hardwood handrail
- Secondary oak clad staircase with metal balustrade and polished hardwood handrail.

### Heating and Cooling

- Room by room zoned and digitally controlled air conditioning heating system has been fitted to principal rooms with electric under floor heating in lower hall, bathrooms and WC's
- Gas fire in the drawing room, dining room, kitchen, and media room

### Audio System

- All rooms have integrated Sonos music system
- iPad with docking station is provided in the drawing room
- iPod Touch, with desk top docking station is provided in each room (excluding bathroom, WC and utility)

### TV/Telephone

- A digital terrestrial and satellite TV signal is provided in all rooms
- CAT 6 distribution network throughout including to all TV positions to future proof
- Built-in Samsung digital smart televisions are provided in the drawing room, media room, kitchen, and bedrooms, with a built-in TV in the master bathroom

### Lighting

- Lighting is provided by plaster in concealed ceiling down lights in bedrooms, bathrooms, WC, utility and lower hall, wall lights to drawing room and staircase with feature chandelier to entrance hall. Kitchen has under cabinet lighting, wire mounted spots and surface spots
- 5amp lighting in all rooms
- Lighting control is via Rako lighting control system, which also has been pre-wired for curtain controls, all of which runs through the iPad, iPod and iPhone

### Architectural Details

- Original decorative ceiling to drawing room and kitchen
- Simple white painted skirting throughout
- Painted white cornice and mouldings, with feature
- Large polished mahogany front door and double doors into drawing room set within painted hardwood frames and linings, all other doors are white painted bespoke moulded doors
- All ironmongery in polished chrome
- Working original timber shutters in drawing room, dining room, media room and kitchen



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		44	64

EU Directive 2002/91/EC  
England & Wales

## TERMS

Available Fully furnished or Unfurnished for a Long Let

Terms and Conditions apply

Local Authority: The Royal Borough of Kensington and Chelsea

Price: Available on application

Approximate Gross Internal Area  
5,860 sq ft / 544.4 sq m



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