



ANNES COURT, REGENT'S PARK, LONDON, NW1 £1,000,000 LEASEHOLD

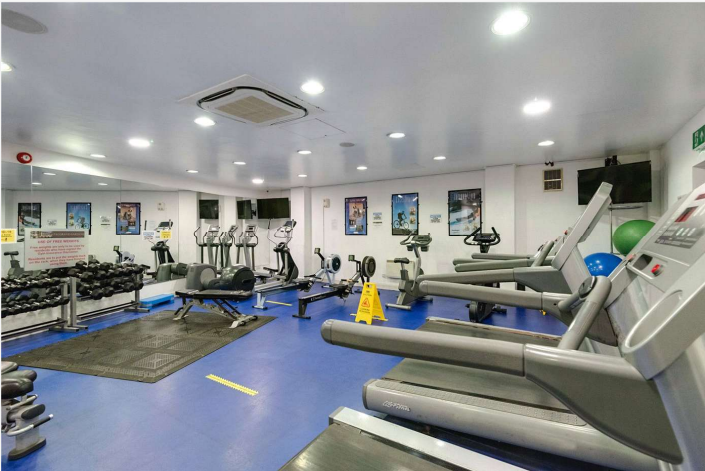
A two double-bedroom apartment situated on the third-floor of this prestigious gated development, with open-plan living and three balconies. This development benefits from a residents' leisure centre with indoor swimming pool, whirlpool bath, sauna and gymnasium, 24hr security with a porters' entrance and an allocated underground parking space. This exclusive development is positioned only 200 metres away from away from both Regent's Park and the London Business School and is only half a mile away from Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City Lines) and less than one mile away from Marylebone Railway Station as well as the many shops and restaurants that both Marylebone High Street and Baker Street have to offer. Offered for sale, with no onward chain.

Principal Bedroom with En Suite Shower Room | Second Bedroom with En Suite Bathroom | Reception Room | Kitchen | Balcony | Communal Heating | Passenger Lift | Portage | Underground Parking | Double Glazing | Leasehold

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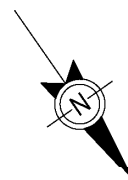
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ANNES COURT, PALGRAVE GARDENS, NW1 6EN

Approx. Gross Internal Floor Area 853 sq ft. / 79 sq.m



THIRD FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.34735

This floor plan should be used as a general outline for guidance only. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/12/2997

Service Charge: £7,890.32 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: G

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.

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