



## PALGRAVE GARDENS, NW1 £3,200 PER MONTH FURNISHED

An immaculate two bedroom flat set on the third floor of this landmark development, well located within 0.4 miles of Baker Street Underground Station. The apartment benefits from secure underground car parking, concierge, and use of swimming pool and leisure facilities.

Principal Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Shower Room | Reception Room | Separate Fitted Kitchen | Entrance Phone | Passenger Lift | Concierge | Underground Parking | Leisure Facilities

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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](http://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		

**Tenancy Deposit:** £3,692.31

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**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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