



WEDGEWOOD ESTATES

Residential Sales & Lettings

Elizabeth Court, Palgrave Gardens, London, NW1

A bright, contemporary, two bedroom apartment, situated on the 5th Floor of a modern, sought-after, secure development in a prime London location. The apartment benefits from 2 well-proportioned bedrooms, 2 modern bathrooms (1 en-suite) and a spacious private balcony. The development offers 24-hour concierge, underground parking and use of the Leisure Complex including swimming pool.

Elizabeth Court is conveniently located to all the amenities of Regent's Park and Marylebone, and also within walking distance to Baker Street and Marylebone Underground Stations (Bakerloo, Jubilee, District, Circle, Hammersmith & City and Metropolitan Lines).



RECEPTION/DINING ROOM WITH BALCONY : KITCHEN : MASTER
BEDROOM WITH BALCONY : 2ND BEDROOM : 2ND BATHROOM : LEASE
975 YRS : UNDERGROUND PARKING : 24-HR PORTER : RESIDENTS'
LEISURE COMPLEX : COUNCIL TAX BAND G : EPC RATING B

Asking Price £765,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £765,000

Lease: 975 Years

Service Charge: £7003.86 Annually Approx

IMPORTANT NOTICE

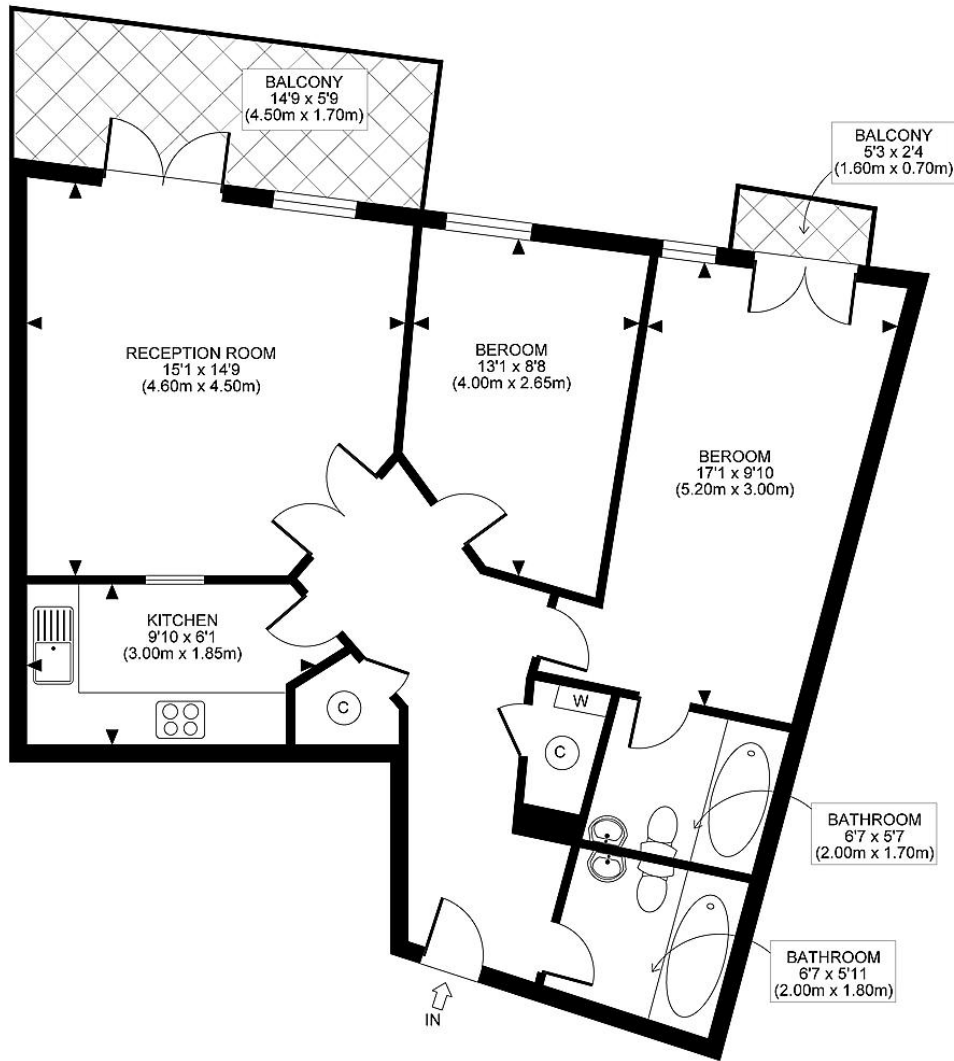
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

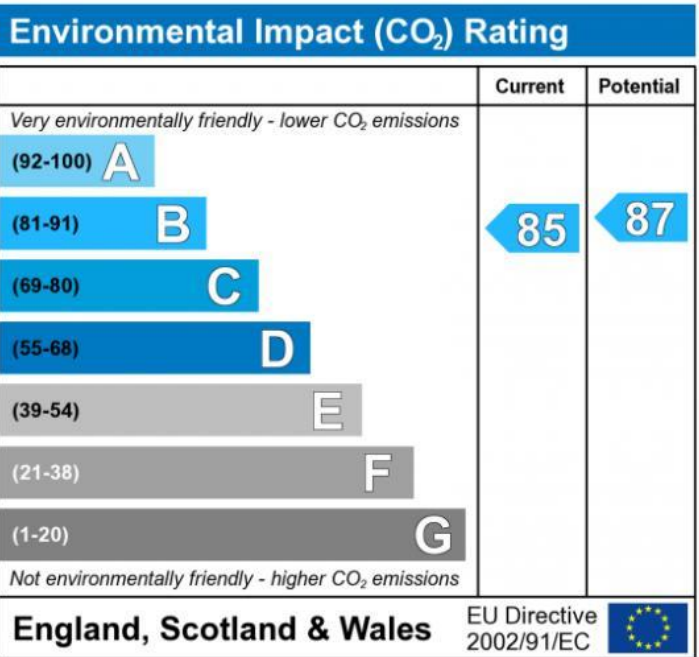
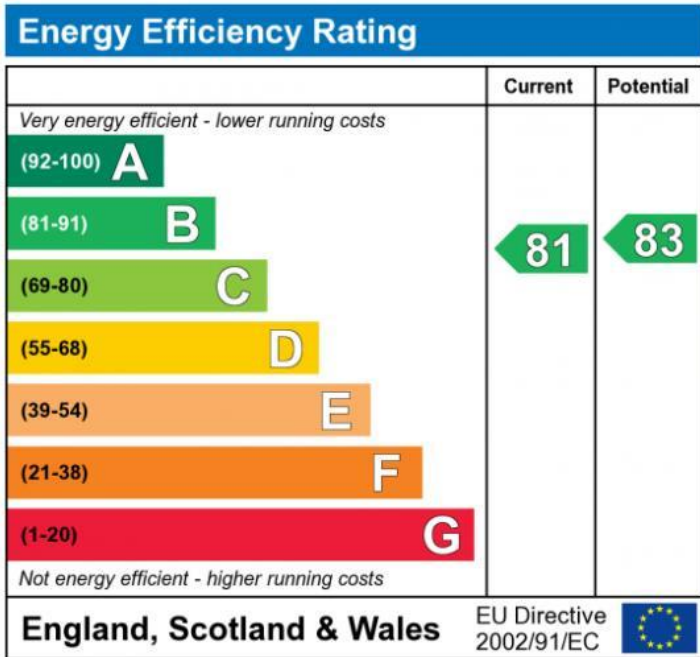
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





ELIZABETH COURT, PALGRAVE GARDENS, NW1
TOTAL APPROX. FLOOR PLAN AREA 729 SQ.FT (68 SQ.M.)
FIFTH FLOOR





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.