

## Albert's Court, Palgrave Gardens

London, NW1 6EL

An extremely spacious two bedroom apartment set behind this secure gated development. The accommodation comprises of two double bedrooms, two bathrooms, double reception room, modern fitted kitchen wood flooring throughout and enjoying the use of a private leisure centre with gym, swimming pool and sauna room. The development is well maintained and has a 24hour concierge service, located moments from Baker Street & Marylebone stations and also all local restaurants and shopping amenities.

**£1,000,000 Leasehold**

# Palgrave Gardens

, London, NW1 6EL



- Two Double Bedrooms
- Two Bathrooms
- Modern Kitchen
- Wood Flooring
- 24 Hr Concierge
- Gym

## Reception Room

17'11" x 17'8" (5.48 x 5.39)

## Kitchen

13'9" x 5'11" (4.21 x 1.82)

## Bedroom One

14'2" x 13'11" (4.32m x 4.24m)

## En-Suite

## Bedroom Two

12'4" x 10'2" (3.76m x 3.10m)

## Bathroom

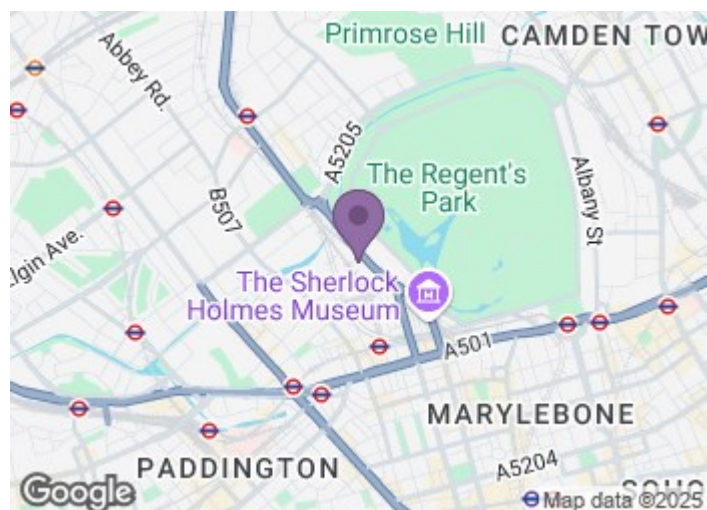
## Gym

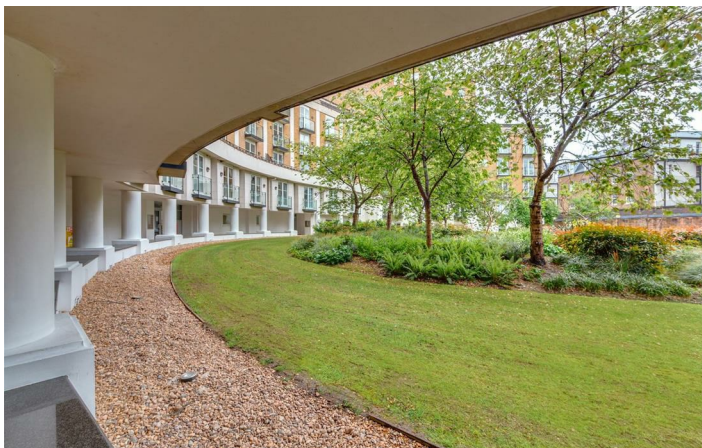
## Pool

**Lease 999 Years from 1/12/1998**

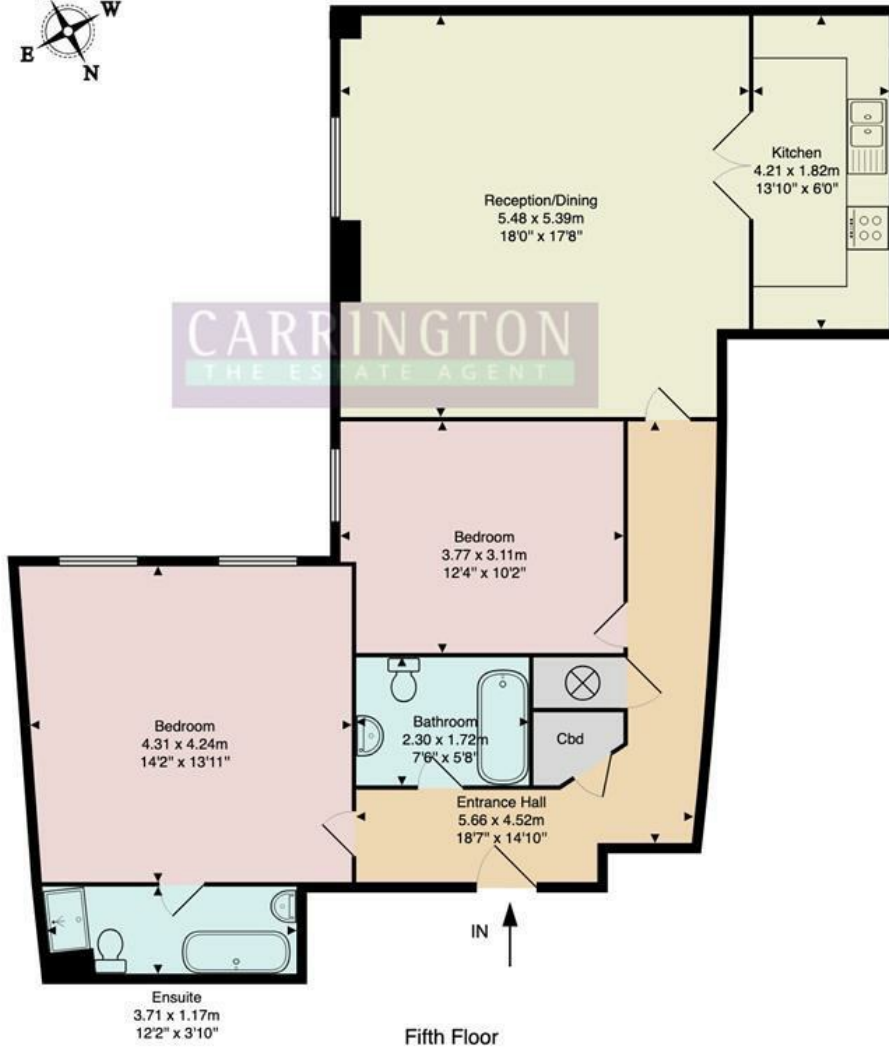
**Service Charge: £8279pa**

**Ground Rent: £832pa**





Alberts Court NW1



Approx. Gross Internal Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		72, 73	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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