

Elizabeth Court

Palgrave Gardens NW1



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A rarely available 9th floor penthouse apartment with lift access and far reaching views across Regent's Park & London

A rarely available penthouse apartment set within a much sought after gated development moments from the open spaces of Regent's Park and within close proximity to Baker Street & Marylebone stations.



1 RECEPTION ROOM



2 BEDROOMS



3 BATHROOMS



SHARE OF FREEHOLD



1,221 SQ FT



**GUIDE PRICE
£2,150,000**



- 24 hour concierge
- Gym & swimming pool
- Communal gardens
- Views across Regent's Park & London skyline
- An allocated space in an underground car park with EV charger
- Large terraces
- Fully fitted kitchen

The property

The property, which is arranged across one floor, offers bright, well planned living accommodation and has far reaching views over Regent's Park and the London skyline. The accommodation comprises principal bedroom with en suite bathroom, bedroom two, family bathroom, guest WC. Both the living room and kitchen boast access onto a large private terrace overlooking the Landmarks of London and the communal gardens. The apartment has an allocated underground parking space as well as having full use of the buildings amenities inclusive of swimming pool, gym and 24 hour concierge.

Location

Palgrave Gardens is well located for Regent's Park (approximately 0.3 miles away) and the shops and amenities of both St John's Wood (approximately 0.8 miles away) and Baker Street (approximately 0.5 miles away). The apartment boasts the benefits of proximity to both the underground stations of Baker Street, Marylebone and St John's Wood (Bakerloo Line and Jubilee Line) providing access to Bond Street, Waterloo and Paddington. Tenure Share of Freehold (971 underlying leasehold years remaining)





Approximate Floor Area = 113.4 sq m / 1221 sq ft
 Terraces = 93.8 sq m / 1009 sq ft
 Total = 207.2 sq m / 2230 sq ft



Ninth Floor



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Floorplans

Main Flat internal area 1,221 sq ft (113.4 sq m)
 For identification purposes only.

General

Local Authority: City of Westminster

Tenure: Share of freehold, 971 years remaining

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Service/maintenance charges: Approx. £4,500 per half year in advanced

Council Tax: H

EPC Rating: B

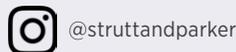
Parking: Underground parking

Private Clients

7 Harewood Avenue, London, NW1 6AA

07899 721 074

zach.madison@struttandparker.com
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