



## ANNES COURT, PALGRAVE GARDENS

LONDON, NW1

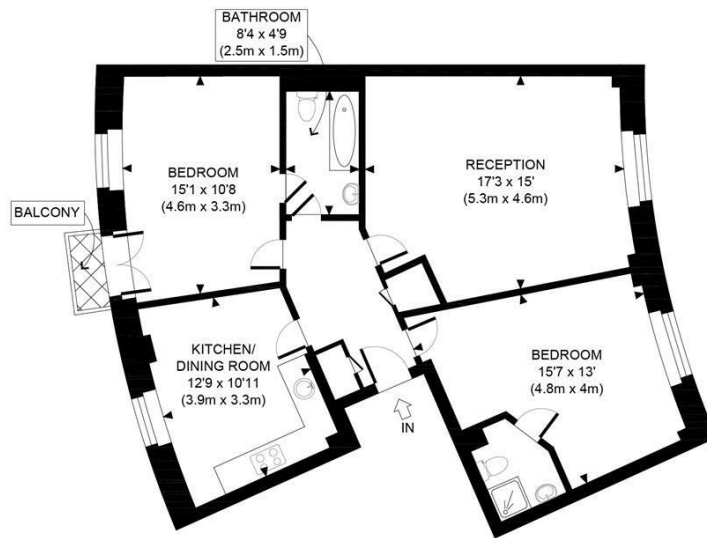
£950,000  
LEASEHOLD

Well-presented 2 bedroom, 2 bathroom flat set within the popular Palgrave Gardens development in Regent's Park. The property offers comfortable living space in a convenient London location, close to local amenities and transport links. This prestigious gated development is highly secure, benefiting from a full time concierge service. The grounds are beautifully kept and the development has a delightful swimming pool & well-equipped gym.

It is currently rented until 19 August 2026, making it an ideal investment opportunity.

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FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 796 SQ FT



|                                                                                                                                                                                                                                                                                        |  |             |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|----------|
| APPROX. GROSS INTERNAL FLOOR AREA 796 SQ FT / 74 SQM                                                                                                                                                                                                                                   |  | Annes Court |          |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. |  | date        | 17/12/25 |
|                                                                                                                                                                                                                                                                                        |  | photoplan   |          |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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