



Prince Regent Court, Avenue Road NW8



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An excellent two bedroom apartment (1,335 sq ft/124 sqm) set on the ground floor of a sought-after purpose built building with 24 hour concierge and secure underground parking.

The apartment, entered through a generous entrance hall, features an outstanding 26ft double aspect reception room, separate kitchen, large principal bedroom with en suite bathroom and built in wardrobes, second bedroom with en suite shower room and guest cloakroom/WC.



**Guide price:** £1,250,000

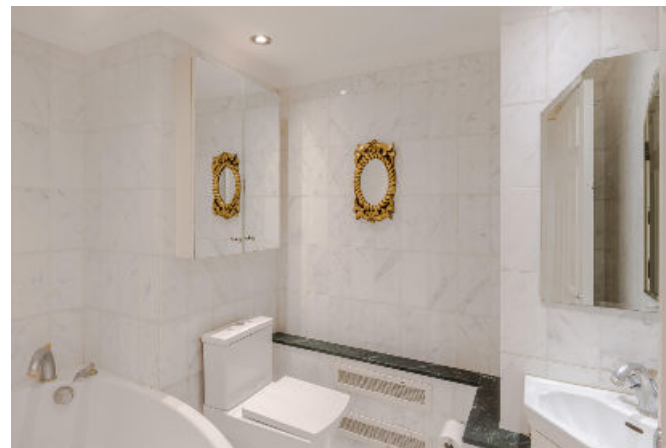
**Tenure:** Leasehold: approximately 958 years remaining

**Service charge:** £10,694.40 per annum, paid quarterly. \*Please note that we have been unable to confirm the date of the next review for the service charge and the ground rent values. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

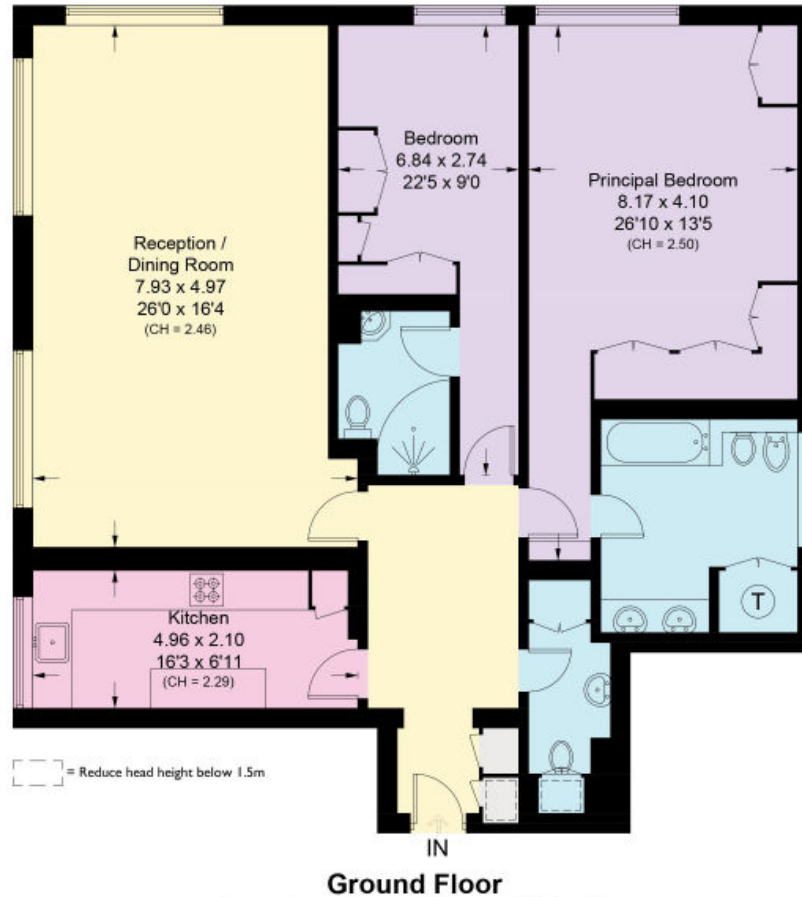
**Council tax band:** G





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Approximate Area = 124.0 sq m / 1335 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated September 2023. Photographs and videos dated September 2023.  
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