Knight Frank

PALGRAVE GARDENS,

London NW1

A MASTERPIECE IN MODERN DESIGN

A spacious apartment of 797 sq ft/ 74 sq m set on the with a parking space situated in a gated development close to the open spaces of Regent's Park.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold with approximately 971 years remaining

Service charge: £6,000 per annum*

Guide Price: £885,000

The apartment comprises of a bright and spacious reception/ dining room opening onto a balcony overlooking the gardens, large kitchen, master bedroom with en-suite bathroom, second bedroom and a bathroom. Palgrave Gardens is a secure modern development with a resident's only gymnasium, swimming pool, sauna and secure underground parking as well as a 24 hour concierge.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**FIRE SAFETY: We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.

Third Floor

Approximate Area = 75.9 sq m / 817 sq ft

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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We would be delighted to tell you more.

Tim Perks
020 7871 5065
tim.perks@knightfrank.com

Knight Frank St John's Wood
5-7 Wellington Place,
London NW8 7PB

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