

**ASTONCHASE**

astonchase.com

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**ANNES COURT  
ST JOHN'S WOOD  
LONDON, NW1**

**£495 PER WEEK  
SUBJECT TO CONTRACT**

SOLE AGENT

A spacious and bright 1 bedroom apartment with double reception room situated on the second floor of this popular development. The apartment, which is offered furnished, benefits from underground parking for one car, 24 hour portorage and onsite swimming pool and gym facilities.

Palgrave Gardens is enviably located within walking distance of all the amenities of St John's Wood High Street, Baker Street and Marylebone High Street including St John's Wood Underground Station (Jubilee Line), Baker Street Underground Station (Jubilee, Bakerloo, Hammersmith & City and Metropolitan Lines) and London Marylebone (Bakerloo and Mainline Chiltern Railways) whilst only within moments from the open spaces of Regent's Park.

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**ACCOMMODATION**

- 1 Bedroom
- 1 Bathroom
- Reception Room
- Kitchen

**AMENITIES**

24 Hour Porter  
Underground Parking for One Car  
Roof Terrace  
Swimming Pool and Gym Facilities

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**COUNCIL TAX** Westminster (Band F)

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**EPC RATING:** B

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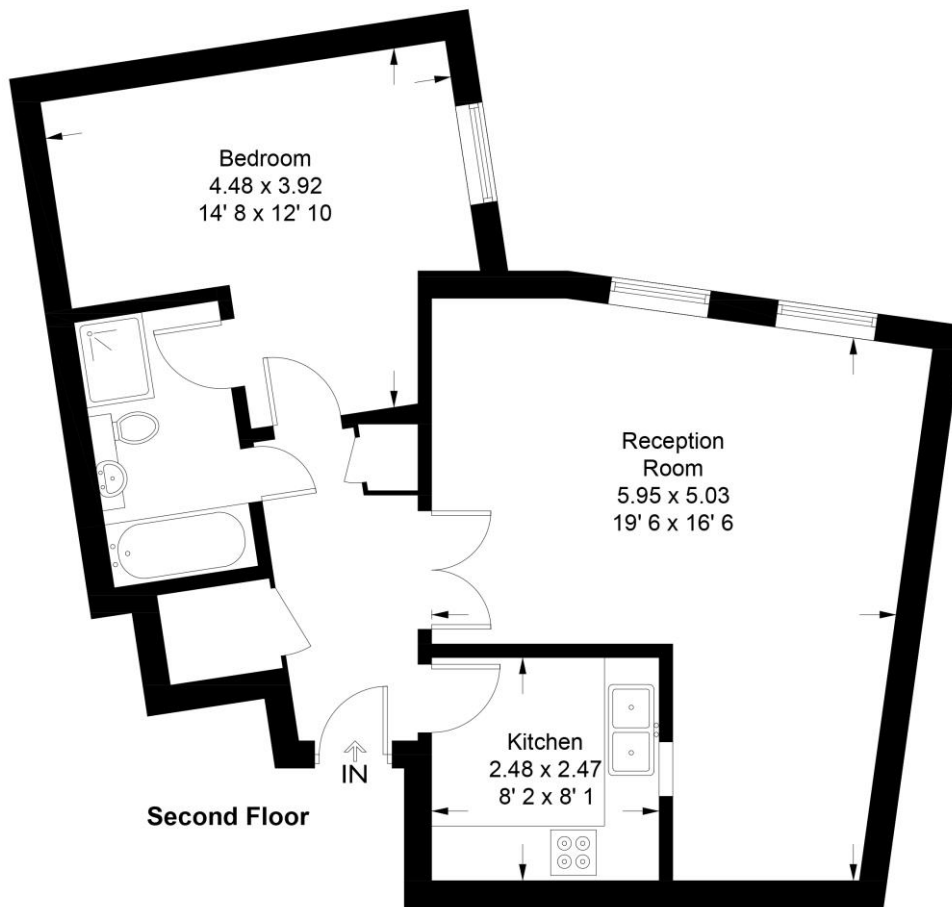


#### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

**Annes Court**

Approximate Gross Internal Area = 656 sq ft / 60.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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