



www.ultraestates.co.uk

enquiries@ultraestates.co.uk

ULTRA ESTATES

Sales, Lettings, Management

Tel : 020 7723 4288

Fax: 020 7723 4694

**6 ELIZABETH COURT, 1 PALGRAVE GARDENS, LONDON,
NW1**

£750 pw / £3,250 pm Subject To

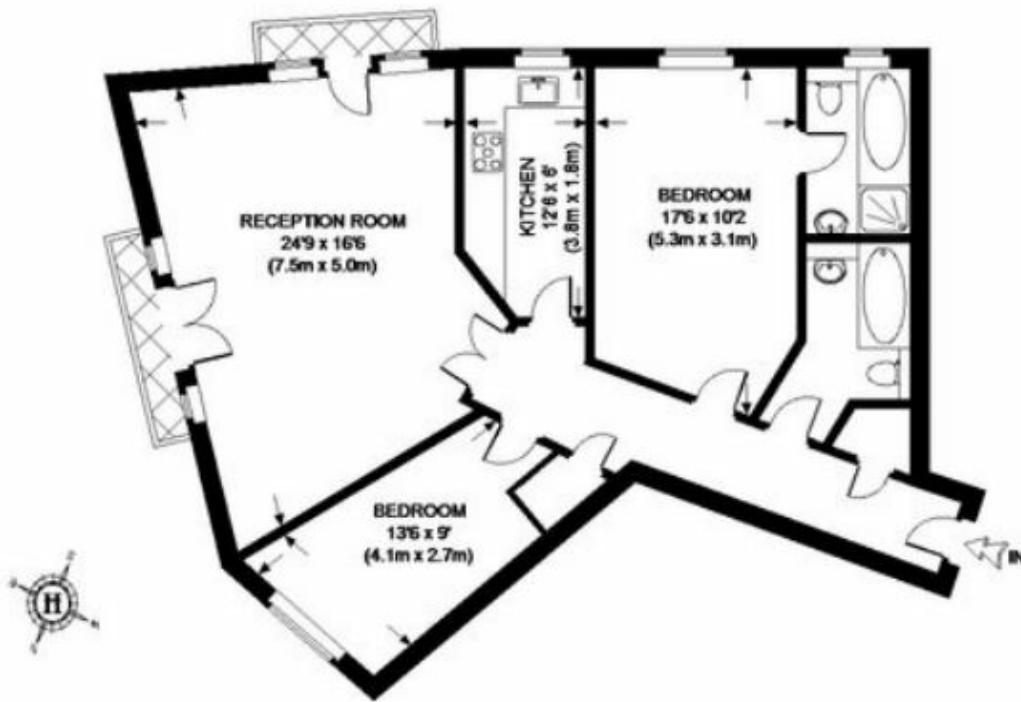


A stunning apartment set on the second floor of this popular, gated building in Marylebone. The apartment is very spacious and benefits from an abundance of natural light. The property is presented in excellent condition, furnished to a high standard and comprises of a large living room, two double bedrooms, two bathrooms (one en-suite), a fully fitted kitchen and two balconies. Further features include good views from the apartment and an allocated underground parking space. Palgrave Gardens has a 24 hour concierge, swimming pool and gym and is located within moments of Baker Street and Marylebone Underground Stations as well as the open spaces of Regent's Park.

2 Bedrooms : En Suite Bathroom : Bathroom : Reception Room : Kitchen : 2 Balconies : Allocated Underground Parking Space : 24 Hour Concierge : Swimming Pool : Gym : EPC Rating B

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 901 SQ. FT. (83.7 SQ. M.)



Fees and Charges

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

EPC Rating / Impact

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	81	85		81	84
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.