



ULTRA ESTATES



For Sale

£1,100,000

Palgrave Gardens

- 2 Bedrooms
- Interior Designed
- 24 Hour Concierge
- Gym
- Close to Local Amenities
- 2 Bathrooms
- Underground Parking
- Swimming Pool
- Gated Development

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VIDEO VIEWING AVAILABLE

A truly stunning and beautifully designed TWO bedroom apartment set within this popular GATED DEVELOPMENT in Marylebone.

The property is unique and refurbished to a high specification. Comprising of two double bedrooms, two bathrooms (one en suite), reception with a fully fitted open plan kitchen and a private balcony.

Further benefits include an allocated underground parking space, 24 hour concierge, swimming pool and gymnasium.

Lease of 980 years

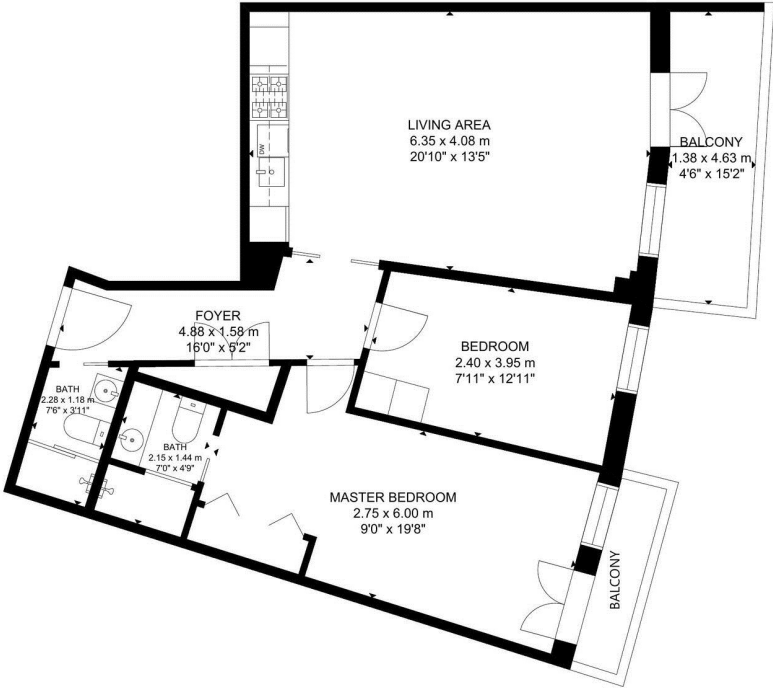




Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

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



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 68 m²/733 sq ft
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EXCLUDED AREA: BALCONY: 7 m²/71 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.