



KUBIE GOLD
ASSOCIATES

HUNTSWORTH MEWS MARYLEBONE NW1



- TWO BEDROOM TWO BATHROOM
- SPLIT LEVEL MEWS FLAT
- MASTER BEDROOM EN SUITE
- LIGHT & BRIGHT NEUTRAL DECOR
- QUIET RESIDENTIAL MEWS
- AVAILABLE IMMEDIATELY

£2,850 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Huntsworth Mews, NW1

A very well presented two bedroom two bathroom mews house, good size reception with plenty of natural and open plan kitchen boasting all appliances, double bedroom with en-suite bathroom, further double bedroom, outside space with balcony off the kitchen, property benefits from neutral decor and its own entrance, situated in a quiet residential mews, near to the open spaces of Regents Park, and both Marylebone and Baker Street tube stations. Available immediately.

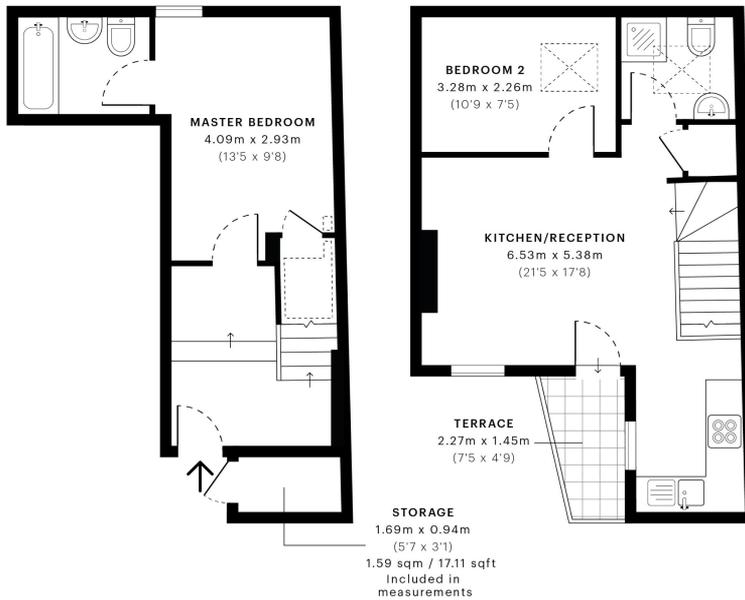


Huntsworth Mews, NW1

CAPTURE DATE 27/07/2020 LASER SCAN POINTS 19,741,212

GROSS INTERNAL AREA

60.87 sqm / 655.20 sqft



	GROSS INTERNAL AREA (GIA) The footprint of the property 60.87 sqm / 655.20 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 55.56 sqm / 598.04 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandah etc. 2.67 sqm / 28.74 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 1.06 sqm / 11.41 sqft
--	---	--	--	--	---	--	---



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 60.78 sqm / 654.23 sqft
IPMS 3C RESIDENTIAL: 58.52 sqm / 629.90 sqft

spec id: 5f0ed4b7a7e4df0a3e30c2f8

Local Authority:

Westminster

Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

