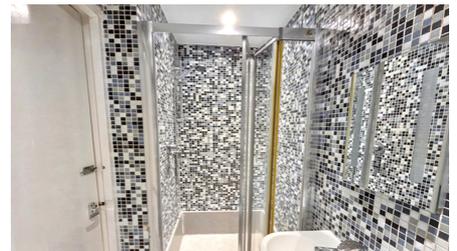




KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- DOUBLE BEDROOM
- RECEPTION
- SEPERATE KITCHEN
- SHOWER ROOM
- PRIVARTE PATIO GARDEN
- SHARE OF FREEHOLD
- LOW OUTGOINGS
- CLOSE MARYLEBONE & BAKER STREET STATION

£525,000 Leasehold Share of Freehold

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

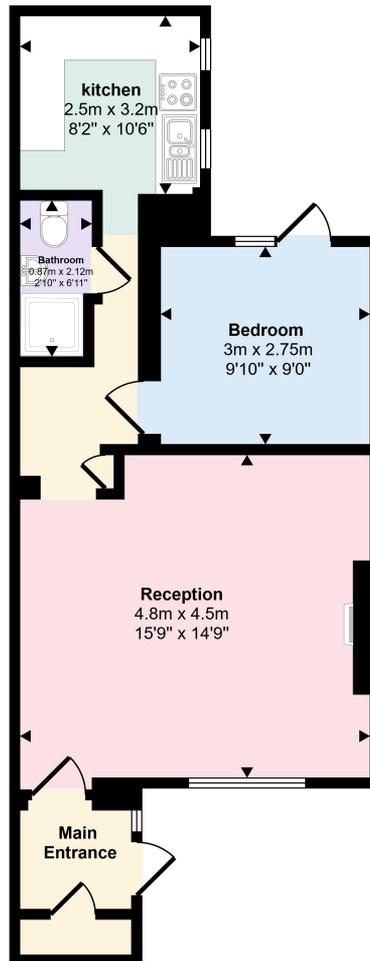
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Balcombe Street, NW1

An exceptional opportunity to secure a charming one bedroom lower ground floor apartment with its own private entrance and a secluded rear garden, perfectly positioned in the prestigious Dorset Square Conservation Area. Offering a double bedroom, inviting reception room, separate kitchen and a contemporary tiled shower room, this property delivers the ideal London base, whether as a first home, investment or pied à terre. With Marylebone and Baker Street stations moments away, Regent's Park on your doorstep and Oxford Street within easy reach, this is a rare chance to enjoy both tranquillity and prime West End convenience. Properties in this location are always in high demand, so early viewing is strongly advised.

Approx Gross Internal Area
50 sq m / 538 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

TERMS

Tenure:

999 years from 1 January 2011

Service Charge:

Approx. £750 per annum

Ground Rent:

£0

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(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	