



KUBIE GOLD  
ASSOCIATES

## THE COMBE MUNSTER SQUARE NW1



- ONE BED FLAT
- FIRST FLOOR LIFT
- WOOD FLOORS
- DOUBLE GLAZED
- NEAR TUBES
- AVAILABLE 26TH JUNE

**£490 per week**

SALES, LETTINGS & PROPERTY MANAGEMENT

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



## The Combe, NW1

Newly renovated one bedroom apartment in purpose built block, good size reception with wood floors, double bedroom with ample storage, separate fully fitted kitchen with washer/dryer and dish/washer, full bathroom with bathtub and shower, property benefits from lots of storage cupboards and is double glazed, set on the first floor with lift, situated close to open spaces of Regents Park and the transport links of Euston, Great Portland Street & Regents Park Tube Stations available 26th June 2024.



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

### Local Authority:

Camden

### Tax Band:

Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		75	79

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
		77	83

England, Scotland & Wales EU Directive 2002/91/EC

