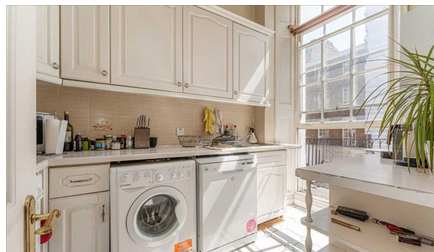
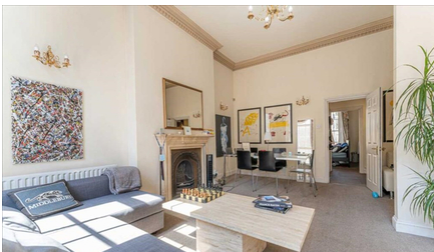




KUBIE GOLD  
ASSOCIATES

## YORK STREET MARYLEBONE W1U



- LARGE ONE BED FLAT
- FIRST FLOOR
- PERIOD FEATURES

- SEPARATE KITCHEN
- MOMENTS TO BAKER ST
- AVAILABLE IMMEDIATELY

**£3,250 pcm**

### SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

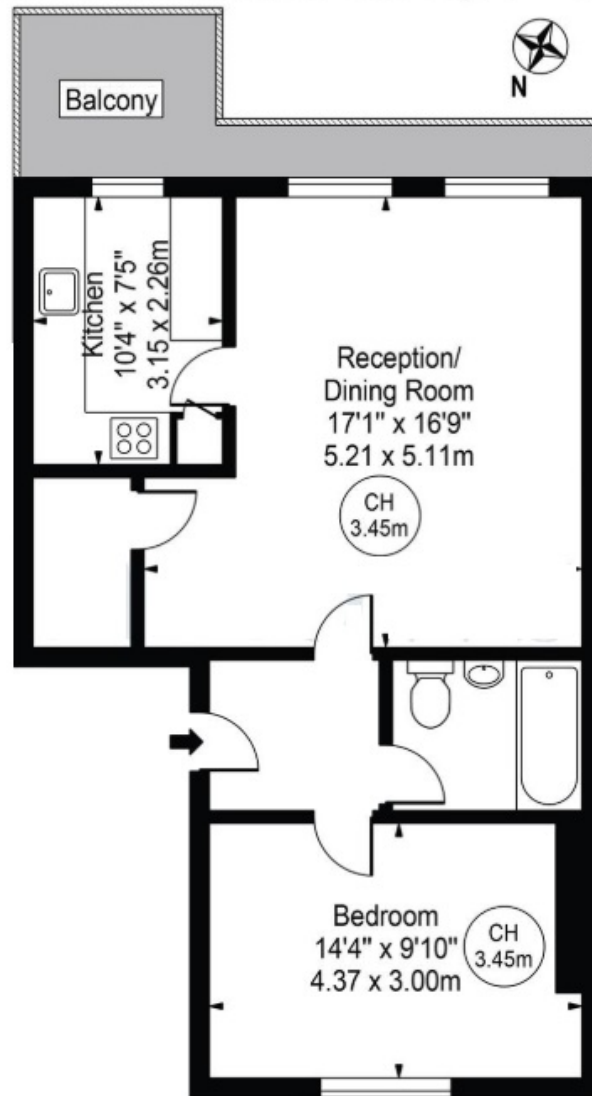
Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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



A newly decorated one bedroom apartment set on the first floor of period conversion, large reception with high ceilings and fireplace, double bedroom, fully fitted kitchen with all machines, shower and bath, property benefits from many original period features, situated in the heart of Marylebone, close to all shops, restaurants and transport. Available immediately.

Approx. Gross Internal Area 597 Sq Ft - 55.46 Sq M



### First Floor

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive

