



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- UNMODERNISED DUPLEX APARTMENT
- DORSET SQUARE CONSERVATION AREA
- GRADE II LISTED
- PRIVATE GARDEN
- NEAR TO BAKER STREET STATION
- NEAR TO MARYLEBONE STATION
- NEAR TO REGENTS PARK
- LEASEHOLD PLUS SHARE OF FREEHOLD

£800,000 Leasehold Share of Freehold

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



Balcombe Street, NW1

Located within the Dorset Square conservation area this ground and lower ground floor duplex apartment with a private garden to the rear is offered for sale in need of modernisation. Comprising 4 rooms, kitchen, bathroom and shower room and situated within walking distance of the open spaces of Regents Park and both Baker Street & Marylebone Stations and early viewing is recommended.

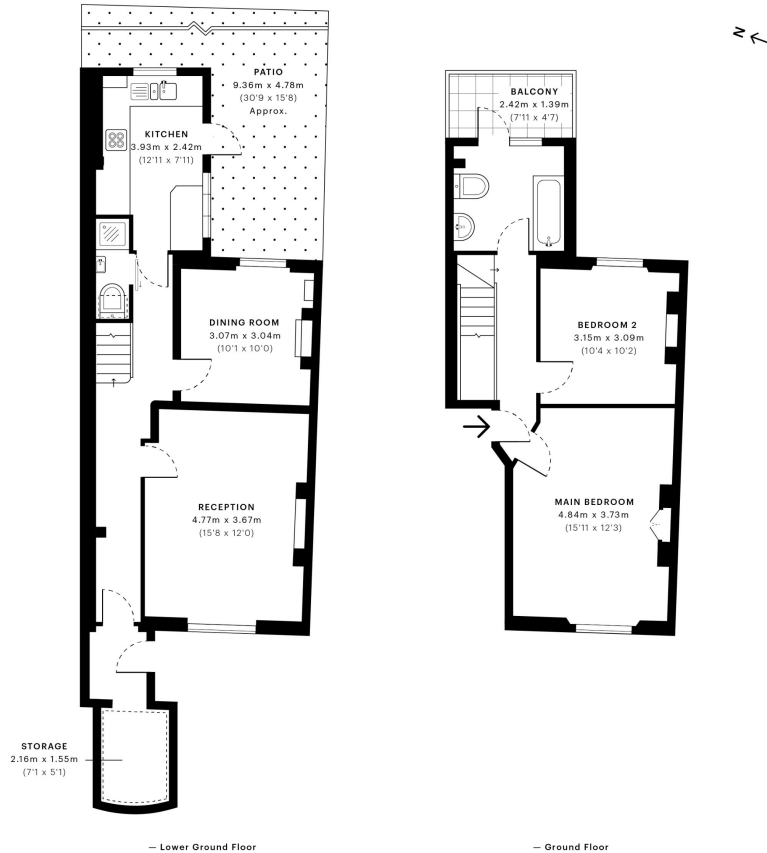


Balcombe Street, NW1

CAPTURE DATE 19/11/2021 LASER SCAN POINTS 4,042,991

GROSS INTERNAL AREA

93.24 sqm / 1003.63 sqft



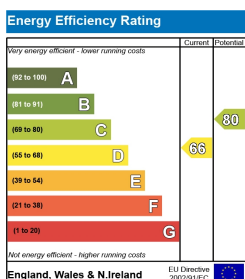
	GROSS INTERNAL AREA (GIA) The footprint of the property 93.24 sqm / 1003.63 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 85.93 sqm / 924.94 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 3.29 sqm / 35.41 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 4.52 sqm / 48.65 sqft
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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 94.02 sqm / 1012.02 sqft
IPMS 3C RESIDENTIAL 89.62 sqm / 964.66 sqft

SPEC ID 6193ca40c1df990e77a9e865



TERMS

Tenure:

125 years from 16th May 1996 plus share of freehold

Service Charge:

£2,208 per annum plus 37.33% of any additional outgoings

Ground Rent:

£250 per annum