



**KUBIE GOLD**  
ASSOCIATES

## **MELCOMBE COURT DORSET SQUARE NW1**



- THREE BEDROOM
- PRIVATE BLOCK
- NEWLY REDECORATED

- MODERN
- FURNISHED
- AVAILABLE 7TH AUGUST

**£4,250 pcm**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

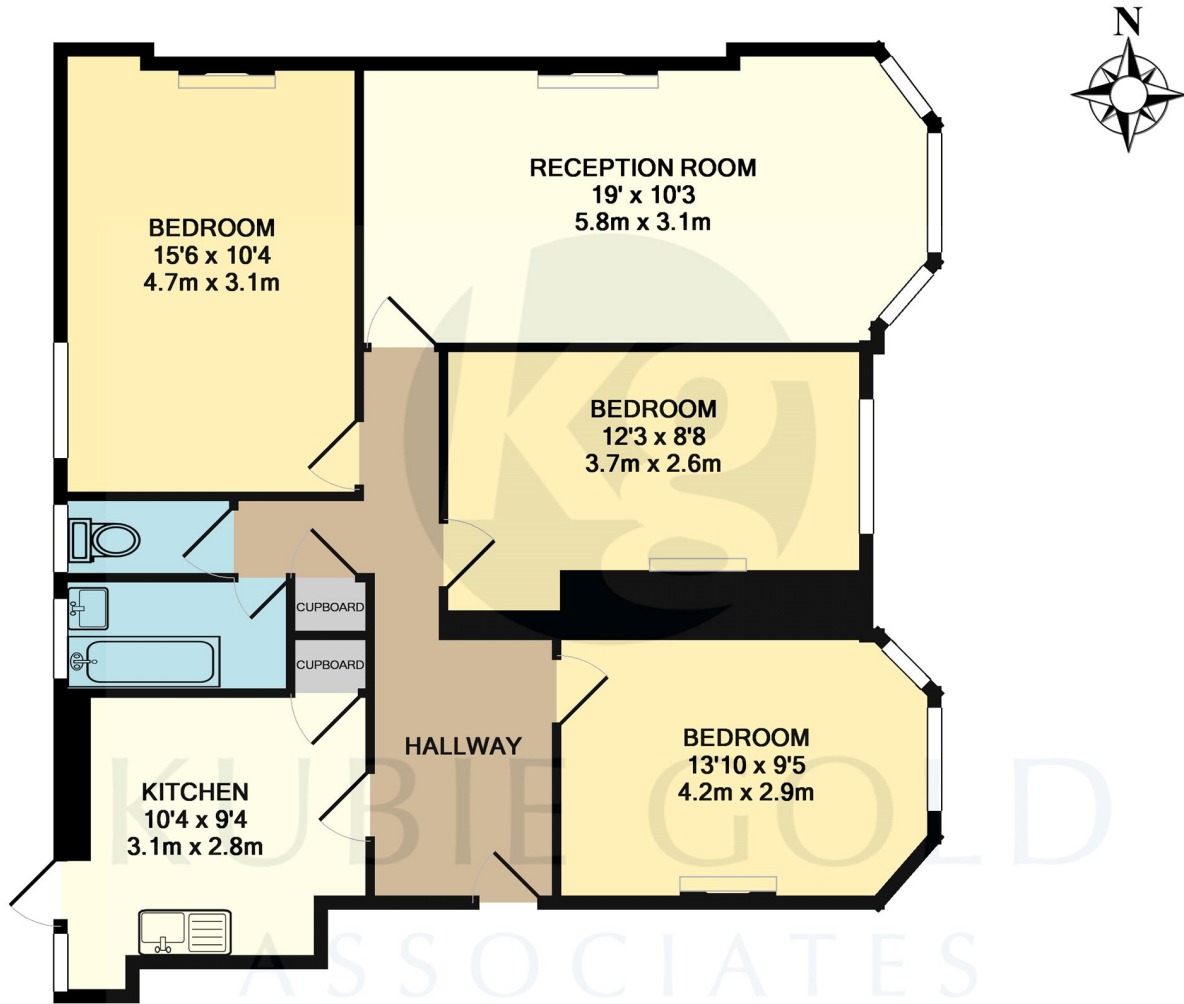
Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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



## Melcombe Court, NW1

Three bedroom apartment in well maintained private block, reception with wood floors, Master bedroom, further two double bedrooms, separate fully fitted kitchen with granite work surfaces and all machines, full family bathroom, set on the first floor overlooking Dorset Square, excellent condition throughout, viewing highly recommended, available 7th August 2024.



MELCOMBE COURT, MELCOMBE PLACE, LONDON NW1  
TOTAL APPROX. FLOOR AREA 78.1 SQ.M. (840 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2008

### Local Authority:

Westminster

### Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

