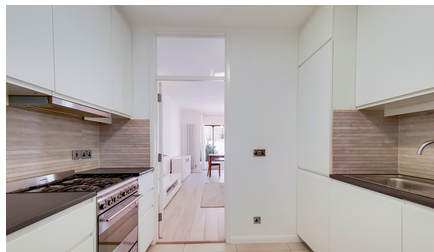




KUBIE GOLD  
ASSOCIATES

## LINHOPE STREET MARYLEBONE NW1



- THREE BED MAISONETTE
- TWO BATHROOM
- NEWLY REFURBISHED

- CLOSE TO PARK AND TUBE
- NEAR PARK & TUBES
- AVAILABLE IMMEDIATELY

**£5,000 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



# Linhope Street, NW1

Recently refurbished three bedroom two bathrooms maisonette in a quiet residential street, set over three floors, large reception, master bedroom with en suite shower equipped with rainfall shower and bath, two further double bedrooms, kitchen with washer/dryer and dishwasher, full family bathroom, property has been decorated throughout, a unique opportunity to rent a substantial three bedroom maisonette a stones throw from Regents Park and Baker Street tube station, available immediately.

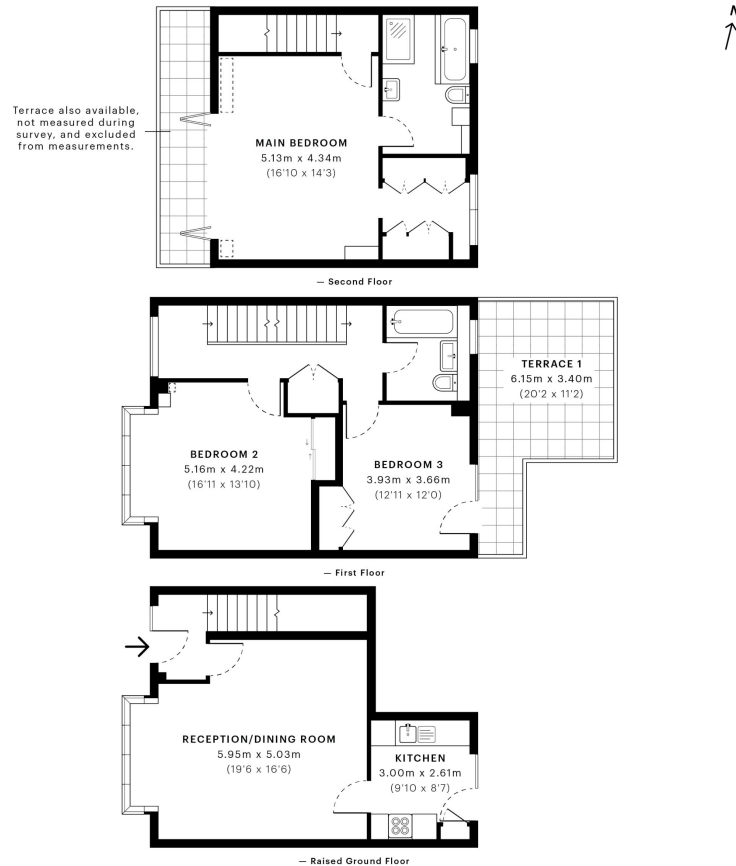


## Linhope Street, NW1

CAPTURE DATE 18/07/2022 LASER SCAN POINTS 108,587,418

GROSS INTERNAL AREA

131.68 sqm / 1417.39 sqft



	GROSS INTERNAL AREA (GIA) The footprint of the property 131.68 sqm / 1417.39 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 120.47 sqm / 1296.73 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 15.62 sqm / 168.13 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 0.57 sqm / 6.14 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 143.93 sqm / 1549.25 sqft  
IPMS 3C RESIDENTIAL 138.88 sqm / 1494.89 sqft

spec id 62d2b8c31b8c170dd643749e

## Local Authority:

Westminster

## Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80

England, Scotland & Wales

EU Directive 2002/91/EC

