



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- TOP FLOOR ONE BEDROOM
- FULLY FITTED KITCHEN
- NEAR TO PARK AND TUBE

- LIGHT AND BRIGHT
- FITTED WARDROBES
- VERY QUIET LOCATION

£2,231 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

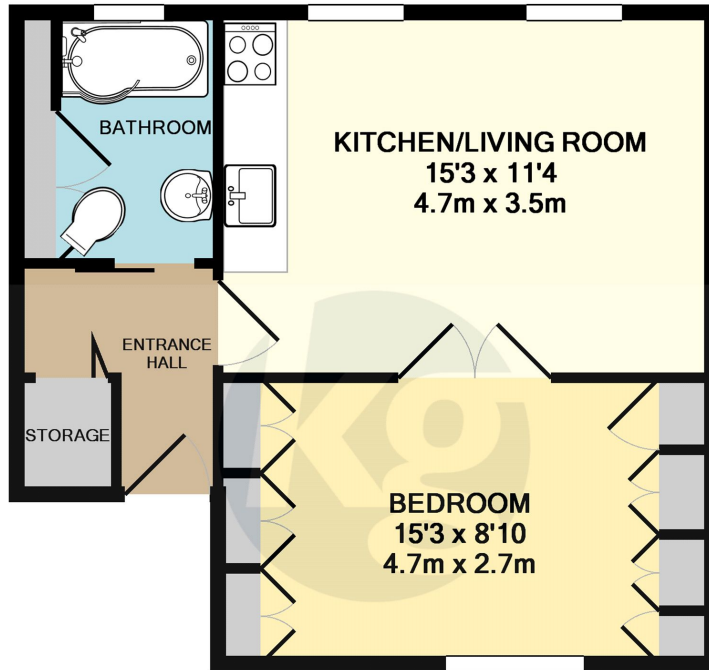
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

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



Balcombe Street, NW1

Well presented one bedroom apartment in period conversion, good size reception, double bedroom with fitted wardrobes, brand new bathroom, fully fitted kitchen with all machines, situated on the top floor, light and bright with neutral decor, near to the open spaces of Regents Park and Baker Street tube station, available immediately.



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TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.3 SQ.M.)

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

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Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-109)		
B	(81-91)		
C	(69-80)		79
D	(55-68)		
E	(39-54)	48	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

