



**KUBIE GOLD**  
ASSOCIATES

## **CLARENCE GATE GARDENS GLENTWORTH STREET MARYLEBONE NW1**



- TWO BED APARTMENT
- 5TH FLOOR WITH LIFT
- PORTERED MANSION BLOCK
- STRIPPED WOOD FLOORS
- LARGE KITCHEN DINER
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR TO REGENTS PARK

**£850,000 Leasehold**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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# Clarence Gate Gardens Glentworth Street, NW1

A Superb Fifth Floor Apartment in Prestigious Clarence Gate Gardens

A truly delightful two-bedroom apartment situated within the highly coveted, portered mansion block of Clarence Gate Gardens. This well-presented residence, located on the fifth floor (with lift access), offers an enviable blend of period charm and modern convenience.

This apartment presents a rare opportunity to reside in one of Marylebone's most iconic and sought-after addresses. Early viewing is highly recommended.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## TERMS

### Tenure:

175 Years From 20 July 2010

### Service Charge:

£5291.76 per annum plus an excess charge of £2700 per annum

### Ground Rent:

£100 per annum

### Local Authority:

Westminster

### Tax Band:

Band F

