



**KUBIE GOLD**  
ASSOCIATES

## **PADDINGTON STREET MARYLEBONE W1U**



- TWO BED TWO BATH DUPLEX FLAT
- WOOD FLOORS IN RECEPTION
- LARGE ROOF TERRACE
- MASTER BEDROOM EN SUITE
- BRAND NEW REFURBISHMENT
- AVAILABLE IMMEDIATELY

**£925 per week**

**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

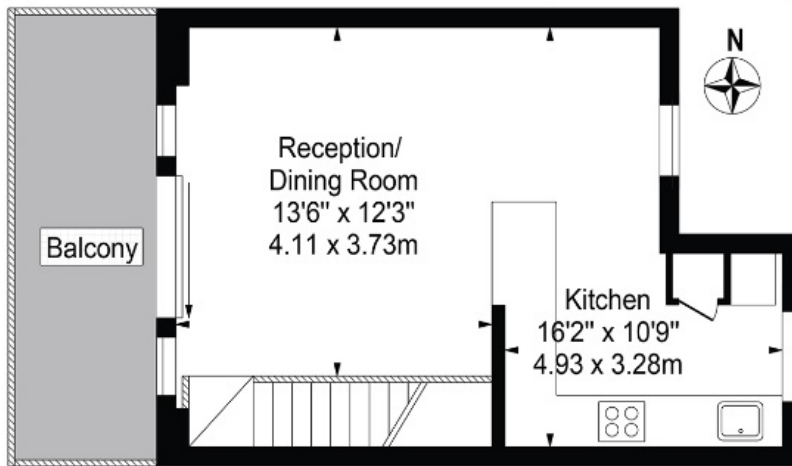


## Paddington Street, W1U

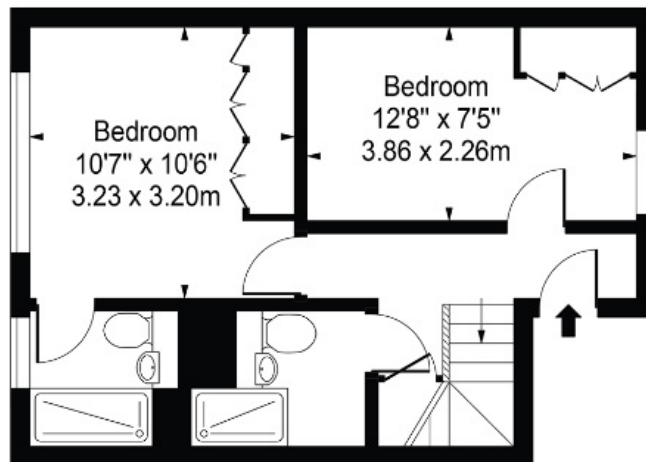
Newly refurbished to a very high standard two double bedroom duplex penthouse apartment, reception with wood floors and large roof terrace, fully fitted open plan kitchen with all appliances, Master bedroom with en-suite bathroom, further double bedroom, both bedrooms have built in wardrobes giving ample storage, set on the fourth floor of period conversion, situated in the Heart of Marylebone near to all shops and restaurants of Marylebone High Street and Baker Street Tube Stations, available immediately.

## Paddington Street

Approx. Gross Internal Area 695 Sq Ft - 64.57 Sq M



Fifth Floor



Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Local Authority:

Westminster

### Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-109)		
B	(81-91)		
C	(69-80)		73
D	(55-68)	61	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

