



KUBIE GOLD  
ASSOCIATES

## COSWAY STREET MARYLEBONE NW1



- ONE BEDROOM APARTMENT
- SECOND FLOOR PERIOD CONVERSION
- LARGE ROOF TERRACE
- OPEN PLAN RECEPTION
- BRAND NEW BATHROOM
- AVAILABLE IMMEDIATELY

**£2,361 pcm**

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



# Cosway Street, NW1

A delightful second floor one bedroom apartment in this converted terrace house with reception room, kitchen, bathroom and double bedroom leading to a private roof terrace. In good condition throughout and close to Marylebone Station and within easy reach of Regents Park, Baker Street station and the many leisure facilities of London's West End. Available immediately.

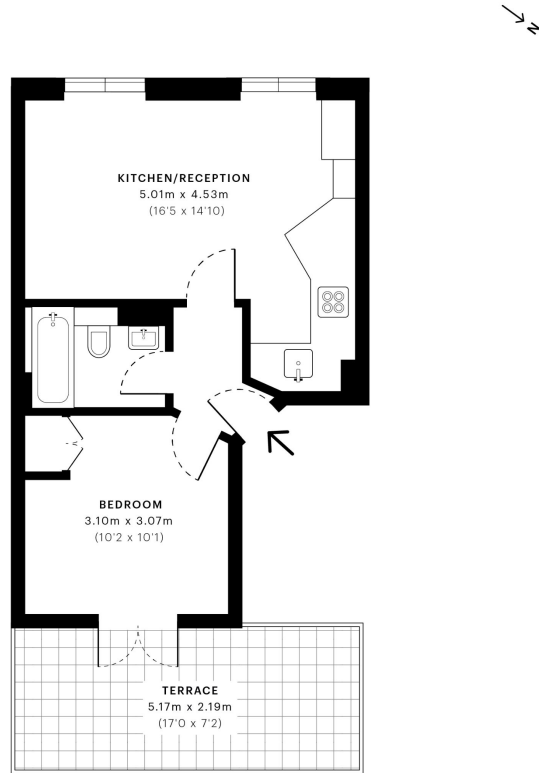


## Cosway Street, NW1

CAPTURE DATE 19/01/2021 LASER SCAN POINTS 8,968,450

GROSS INTERNAL AREA

32.84 sqm / 353.49 sqft



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
32.84 sqm / 353.49 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
31.30 sqm / 336.91 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
11.08 sqm / 119.26 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft



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 44.06 sqm / 474.26 sqft  
IPMS 3C RESIDENTIAL 42.65 sqm / 461.23 sqft

spec id 6005b11eb8f2ea0dc58bce2e

## Local Authority:

Westminster

**Tax Band:**

Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	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	

