



**KUBIE GOLD**  
ASSOCIATES

## **BALCOMBE STREET MARYLEBONE NW1**



- TWO BEDROOM
- PERIOD CONVERSION
- SPACIOUS RECEPTION

- TOP FLOOR FLAT
- NEAR TO PARK & TUBES
- AVAILABLE IMMEDIATELY

**£3,200 pcm**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

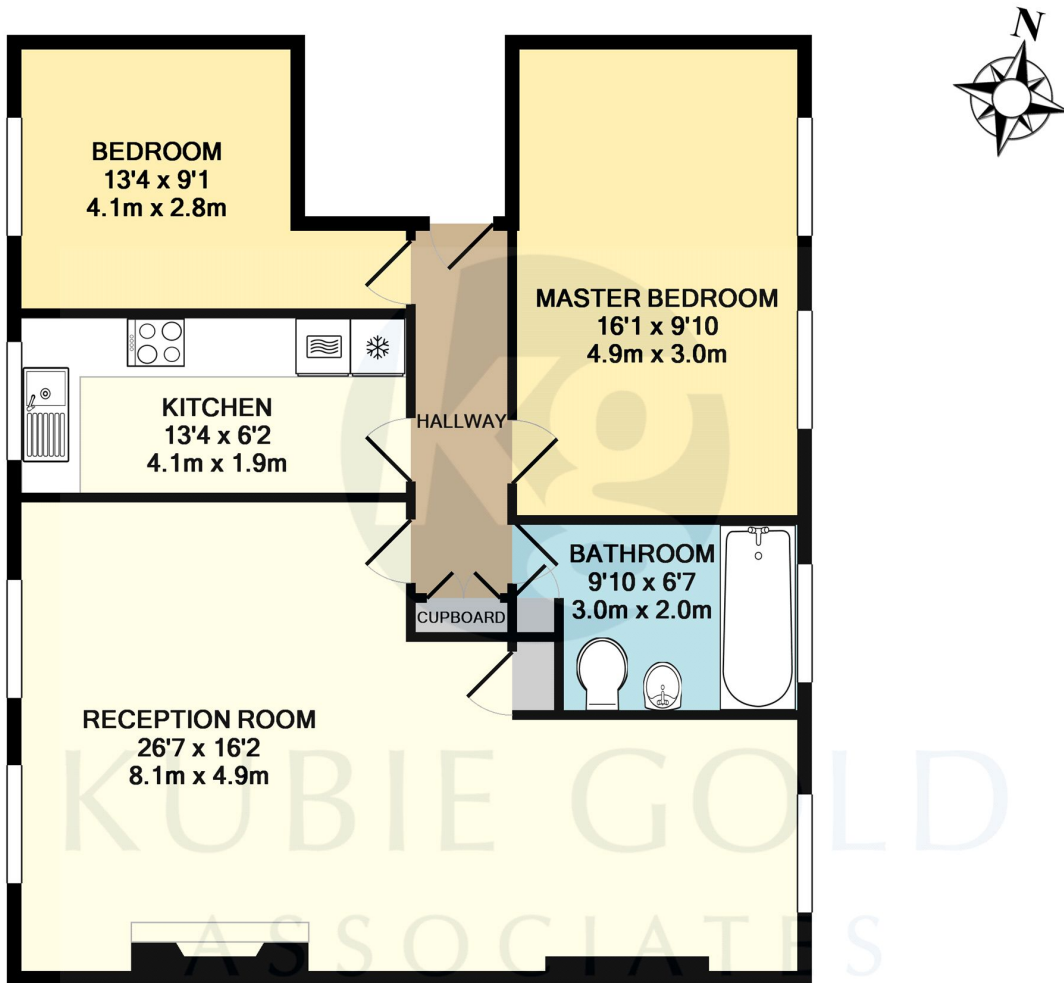
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## Balcombe Street, NW1

Spacious two bedroom apartment in period conversion, large L shaped reception, Master bedroom, further double bedroom, separate fully fitted kitchen with all machines, full family bathroom, set on the top floor, situated in quiet residential street, near to the open spaces of Regents Parke and both Marylebone & Baker Street Tube Stations. Available Immediately



BALCOMBE STREET, MARYLEBONE, LONDON, NW1 6NE  
TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 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 F

