



KUBIE GOLD
ASSOCIATES

DORSET SQUARE MARYLEBONE NW1



- LARGE TWO BED FLAT
- SPLIT LEVEL APARTMENT
- LARGE RECEPTION

- GARDEN SQUARE
- TOP FLOOR FLAT
- AVAILABLE 25TH JANUARY

£4,008 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



Dorset Square, NW1

Newly refurbished to a high standard two double bedroom apartment in period conversion, good size reception, Master bedroom, further double bedroom, separate fully fitted kitchen, fully tiled bathroom, set on the top floor hence light & bright, situated on one of London's most popular Garden Squares, near to the open spaces of Regents Park & both Marylebone & Baker Street Tube Stations, available Furnished 25th January 2025.

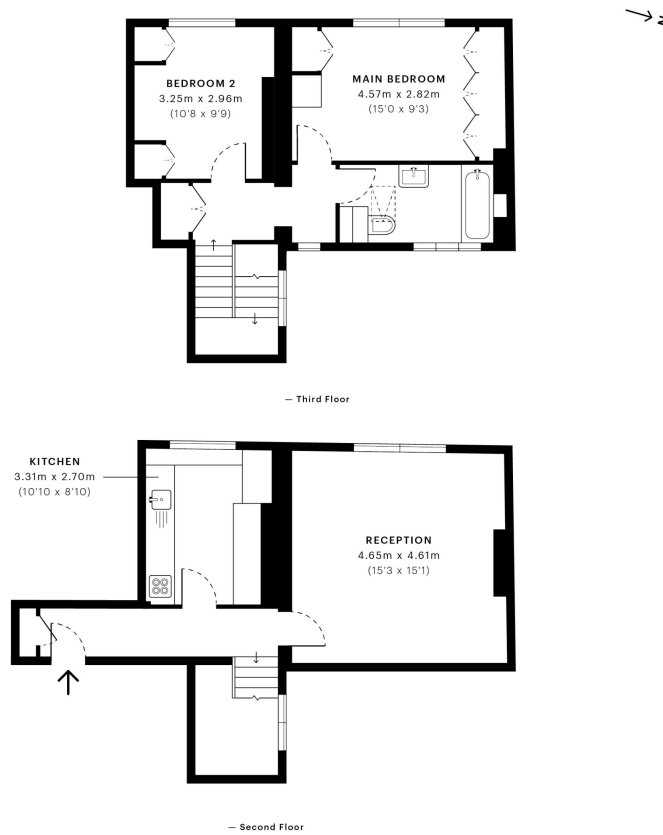


Dorset Square, NW1

CAPTURE DATE 15/03/2022 LASER SCAN POINTS 2,683,713

GROSS INTERNAL AREA

82.31 sqm / 885.98 sqft



	GROSS INTERNAL AREA (GIA) The footprint of the property 82.31 sqm / 885.98 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 71.00 sqm / 764.24 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 0.00 sqm / 0.00 sqft
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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 78.44 sqm / 844.92 sqft
IPMS 3C RESIDENTIAL 72.16 sqm / 776.72 sqft

spec id 622a2a71db6a5e0dda2d1e5

Local Authority:

Westminster

Tax Band:

Band G

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

