



KUBIE GOLD ASSOCIATES

ALBERT MANSIONS LUXBOROUGH STREET W1U



- ONE BEDROOM FLAT
- MANSION BLOCK
- WOOD FLOORS
- THROUGHOUT
- SEPARATE KITCHEN DINER
- NEAR TO HIGH STREET
- EXCELLENT VALUE

£375 Per Week

SALES, LETTINGS & PROPERTY MANAGEMENT

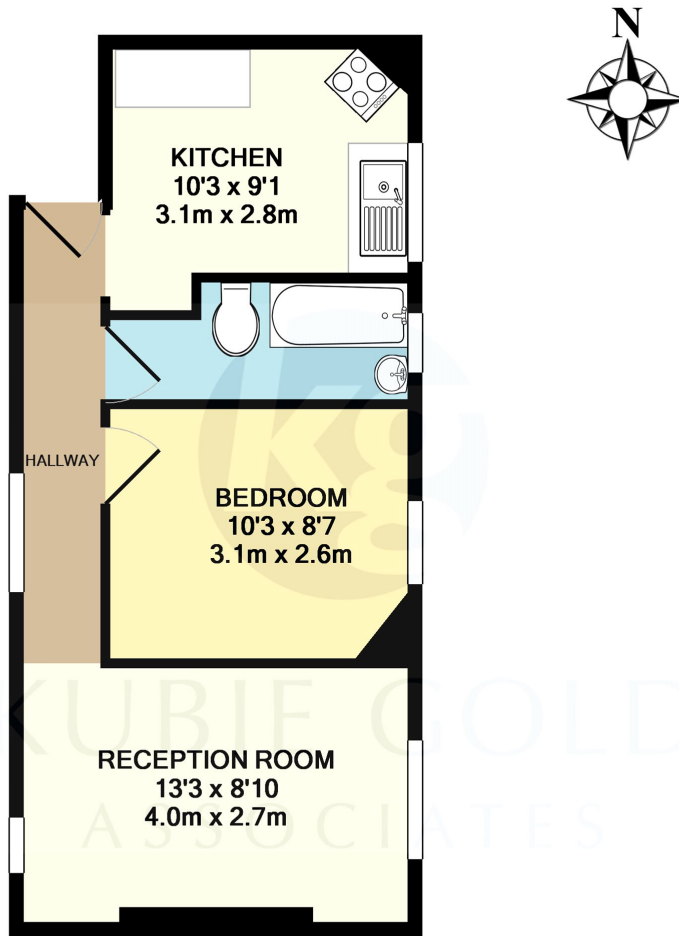
36 Ivor Place Regents Park, London NW1 6EA
Tel: (020) 7563 7272 Fax: (020) 7563 7273
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No 7271501 registered in England and Wales



Albert Mansions, Luxborough Street, W1U

Newly decorated throughout one bedroom apartment in well managed popular private mansion block, reception with high ceilings, double bedroom, separate eat in kitchen, full family bathroom, property benefits from wood floors throughout, situated in quiet residential street, near to all shops and restaurants on Marylebone High Street & baker Street Tube Station.



TOTAL APPROX. FLOOR AREA 364 SQ.FT. (33.9 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

Made with Metropix ©2013

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | | (92 to 100) A | |
| (81 to 91) B | | (81 to 91) B | 86 |
| (69 to 80) C | | (69 to 80) C | 70 |
| (55 to 68) D | | (55 to 68) D | |
| (39 to 54) E | | (39 to 54) E | |
| (21 to 38) F | | (21 to 38) F | |
| (1 to 20) G | | (1 to 20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | 80 | EU Directive 2002/91/EC | 70 |
| England, Wales & N.Ireland | | England, Wales & N.Ireland | |

