



KUBIE GOLD  
ASSOCIATES

## DORSET HOUSE GLOUCESTER PLACE NW1



- ONE BEDROOM
- RECEPTION ROOM
- FULLY FITTED KITCHEN
- BATHROOM
- PURPOSE BUILT BLOCK

- 24 HOUR PORTER
- LIFTS
- CLOSE TO BAKER STREET & MARYLEBONE STATIONS
- NEAR TO REGENTS PARK
- COMMUNAL CENTRAL HEATING & HOT WATER

SALES, LETTINGS & PROPERTY MANAGEMENT

**£595,000 Leasehold**

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

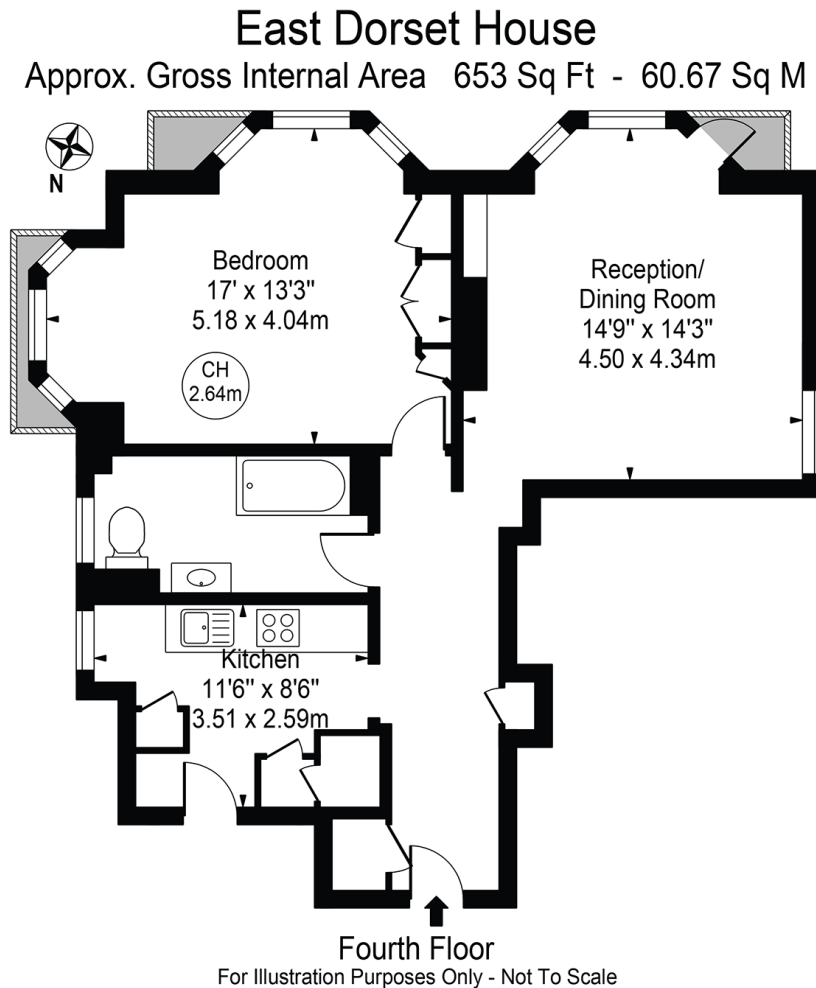
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## Dorset House, NW1

On the 4th floor of this impressive Art Deco style residential block with 24 hour uniformed porters and lifts to all floors we are favoured to offer a 653 sq ft (60.67 sq m) 1 double bedroom apartment With a fully fitted modern kitchen and bathroom and large bay windows in the reception and bedroom giving ample natural light along with great urban views of Marylebone. Situated close to both Baker Street and Marylebone Station and within walking distance of Baker Street, Marylebone High Street & Regents Park an early viewing i



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.

### TERMS

#### Tenure:

125 Years (Less 10 Days) From 24 June 1975

#### Service Charge:

Approx. £4858.72 per annum including heating & hot water plus £3635.62 per annum excess charge for building works

#### Ground Rent:

£50 per annum

#### Local Authority:

Westminster

#### Tax Band:

Band D