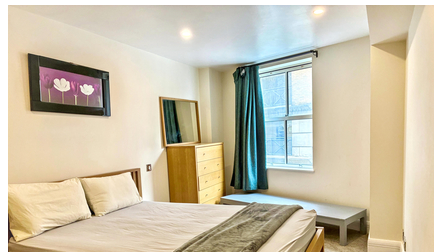




KUBIE GOLD
ASSOCIATES

199 OLD MARYLEBONE ROAD MARYLEBONE NW1



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (1 EN_SUITE)
- RECEPTION ROOM
- KITCHEN
- LIFT

- DAY PORTERAGE
- PRIVATE PARKING
- CLOSE MARYLEBONE, EDGWARE ROAD & PADDINGTON STATION
- LONG LEASE

£850,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

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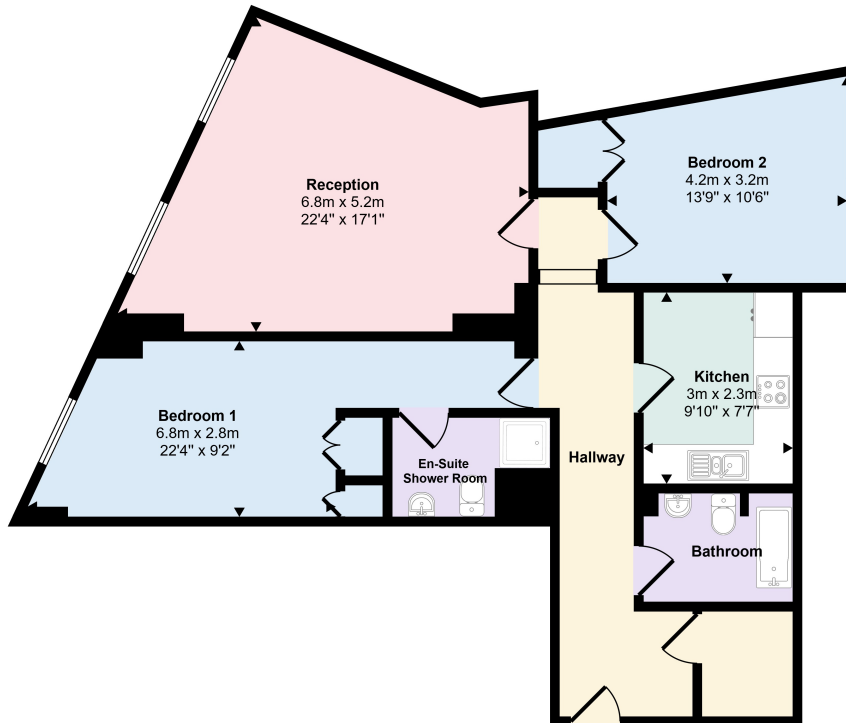
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



199 Old Marylebone Road, NW1

Located on the first floor of a modern, purpose built residential development on the cusp of Marylebone and Hyde Park, this well presented two double bedroom, two bathroom apartment offers generous living space and exceptional convenience. The property features a bright and spacious reception room, a separate fitted kitchen, and the added benefit of a private parking bay. With a long lease of approximately 970 years and the apartment being in good condition throughout, early viewing is strongly advised. Perfectly positioned to enjoy the best of central London, the apartment sits within easy reach of Marylebone, Edgware Road and Paddington stations, as well as key routes including the A40 and A1. Hyde Park and Regent's Park are both a short walk away, while the world class shopping, dining and leisure amenities of the West End are close at hand. This is an ideal home for those seeking comfort, connectivity and the full London lifestyle.

Approx Gross Internal Area
87 sq m / 936 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

TERMS

Tenure:

Leasehold 970 years

Service Charge:

Approx. £6400 per annum

Ground Rent:

£250 per annum

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	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	