



KUBIE GOLD  
ASSOCIATES

## GLoucester Place Marylebone NW1



- LARGE ONE BED FLAT
- HIGH CEILINGS WOOD FLOORS
- BRAND NEW BATHROOM

- CLOSE TO PARK & TUBE STATION
- PERIOD CONVERSION
- AVAILABLE MID FEBRUARY

**£2,600 pcm**

### SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

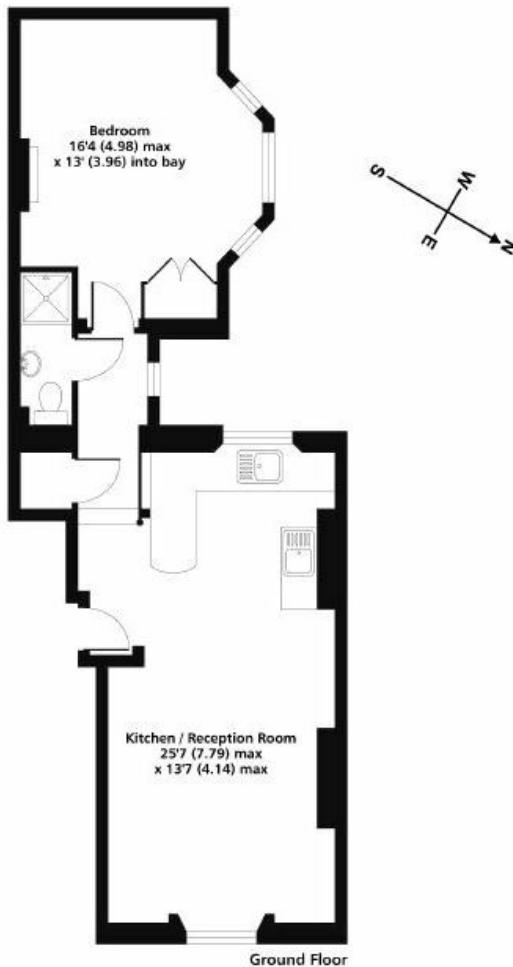
Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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



## Gloucester Place, NW1

Large and spacious one bedroom apartment in period conversion, reception with original wood floors and high ceilings, open plan fully fitted kitchen, large double bedroom with fitted wardrobes giving ample storage, bathroom with step in shower cubicle, set on the ground floor of Georgian period conversion, situated close to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations, available Mid February.



Gross Internal Area 598 sq ft 55.6 sq metres

### Local Authority:

Westminster

### Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

