



KUBIE GOLD
ASSOCIATES

PARK ROAD NW1



- ONE BED
- RECEPTION
- KITCHEN
- BATHROOM

- INDEPENDENT HEATING & HOT WATER
- LEASHOLD PLUS SHARE OF FREEHOLD
- PORTERAGE AND LIFT

£520,000 Leasehold Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

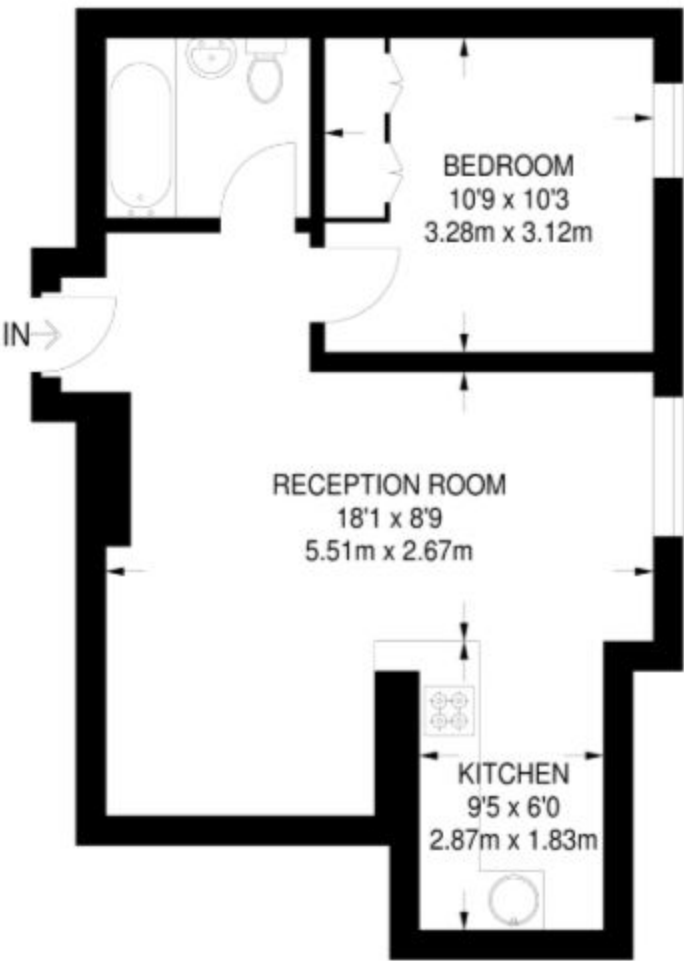
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Park Road, NW1

Located on the third floor of the sought-after Hanover Gate Mansions, this charming one-bedroom apartment offers 475 sq ft of well-designed living space, perfectly combining period elegance with modern comfort. Set directly opposite the open green spaces of Regent’s Park, and within easy walking distance of Baker Street and Marylebone stations, offering superb transport links across London. Combining classic mansion block living with a peaceful park-side setting, this property is a rare opportunity to enjoy the very best of London living.



THIRD FLOOR
475 SQ FT / 44.1 SQ M

This plan has been drawn for illustrative and identification purposes only.

TERMS

Tenure:

981 year plus Share of Freehold

Service Charge:

£2500 per annum approx

Ground Rent:

£0

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating			Current	Potential	
Very energy efficient - lower running costs					
(92+)	A			83	
(81-91)	B				
(69-80)	C				
(55-68)	D			44	
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England, Scotland & Wales					
EU Directive 2002/91/EC					