



KUBIE GOLD
ASSOCIATES

HUNTSWORTH MEWS MARYLEBONE NW1



- TWO BEDROOM TWO BATHROOM
- SPLIT LEVEL MEWS FLAT
- MASTER BEDROOM EN SUITE

- LIGHT & BRIGHT NEUTRAL DECOR
- QUIET RESIDENTIAL MEWS
- AVAILABLE 25TH JANUARY

£645 per week

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

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



Huntsworth Mews, NW1

A very well presented two bedroom two bathroom mews house, good size reception with plenty of natural and open plan kitchen boasting all appliances, double bedroom with en-suite bathroom, further double bedroom, outside space with balcony off the kitchen, property benefits from neutral decor and its own entrance, situated in a quiet residential mews, near to the open spaces of Regents Park, and both Marylebone and Baker Street tube stations. Available 25th January 2024.

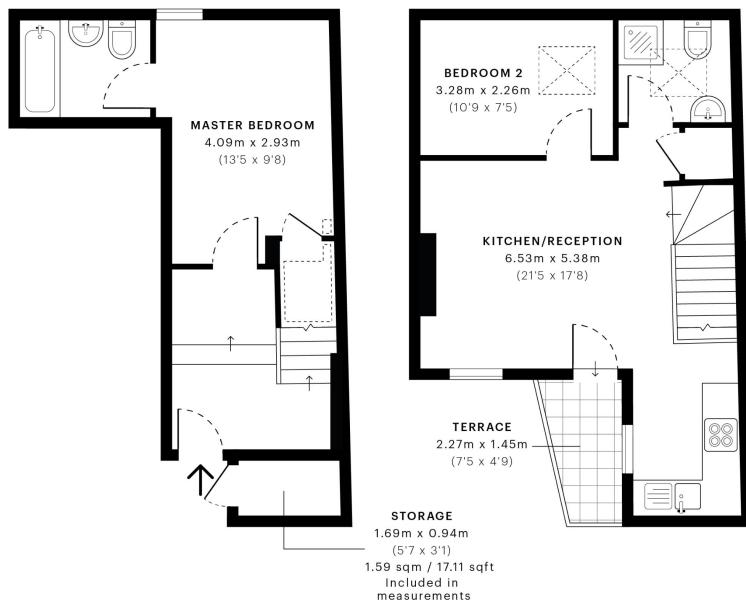


Huntsworth Mews, NW1

CAPTURE DATE 27/07/2020 LASER SCAN POINTS 19,741,212

GROSS INTERNAL AREA

60.87 sqm / 655.20 sqft



— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
60.87 sqm / 655.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.56 sqm / 598.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.67 sqm / 28.74 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.05 sqm / 11.41 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may add up slightly. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.78 sqm / 654.29 sqft
IPMS 3C RESIDENTIAL 58.52 sqm / 629.90 sqft

spec ID: 5f0ed4b7a7e4fd0a3e30c2f8

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	69	85
(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			

