



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- NEWLY REFURBISHED
- CONVENIENTLY LOCATED
- PERIOD CONVERSION

- LIGHT AND BRIGHT
- SEPARATE FITTED KITCHEN
- AVAILABLE 15TH SEPTEMBER

£400 per week

SALES, LETTINGS & PROPERTY MANAGEMENT

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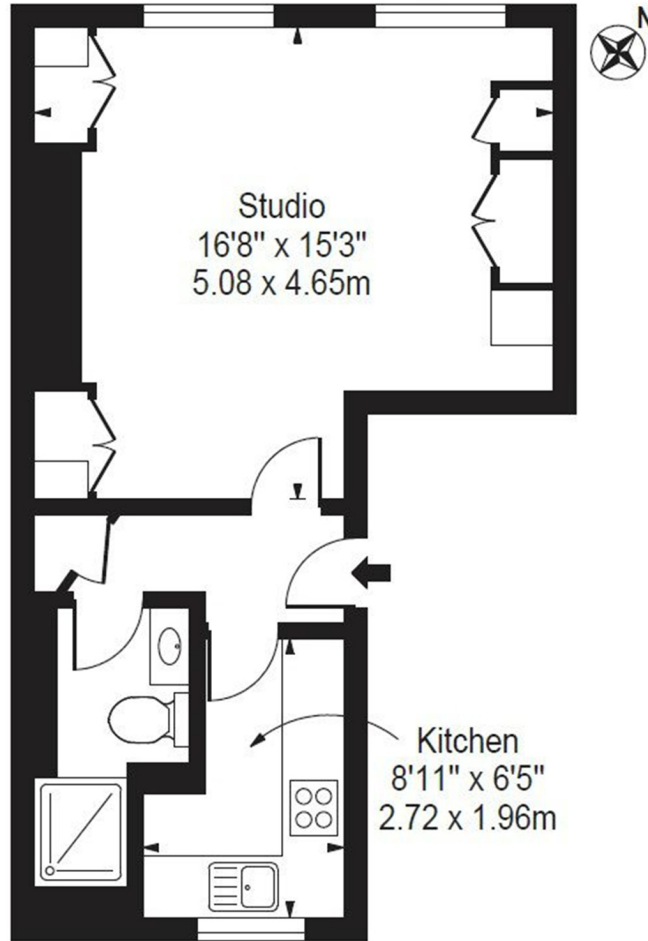
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Balcombe Street, NW1

Available 15th September. A newly refurbished spacious second floor studio apartment set within this well managed Georgian period conversion. Separate fitted kitchen, shower room with rain fall shower, gas central heating, high ceilings. Situated within close proximity to Baker Street, Marylebone stations, Regents Park and many local shops, restaurants and bars.

Balcombe Street
 Approx. Gross Internal Area 363 Sq Ft - 33.72 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
64	78
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
64	83
England, Wales & N.Ireland	
EU Directive 2002/91/EC	

