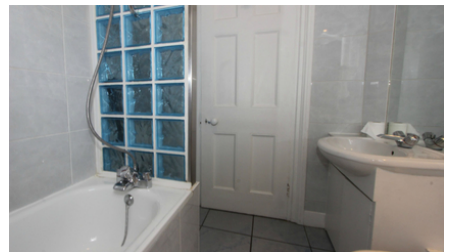




KUBIE GOLD
ASSOCIATES

GLENTWORTH STREET NW1



- FIFTH FLOOR
- MANSION BLOCK
- TWO BEDROOMS

- EXCELLENT LOCATION
- CLOSE TO BAKER STREET
- PORTERED BLOCK

£865,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

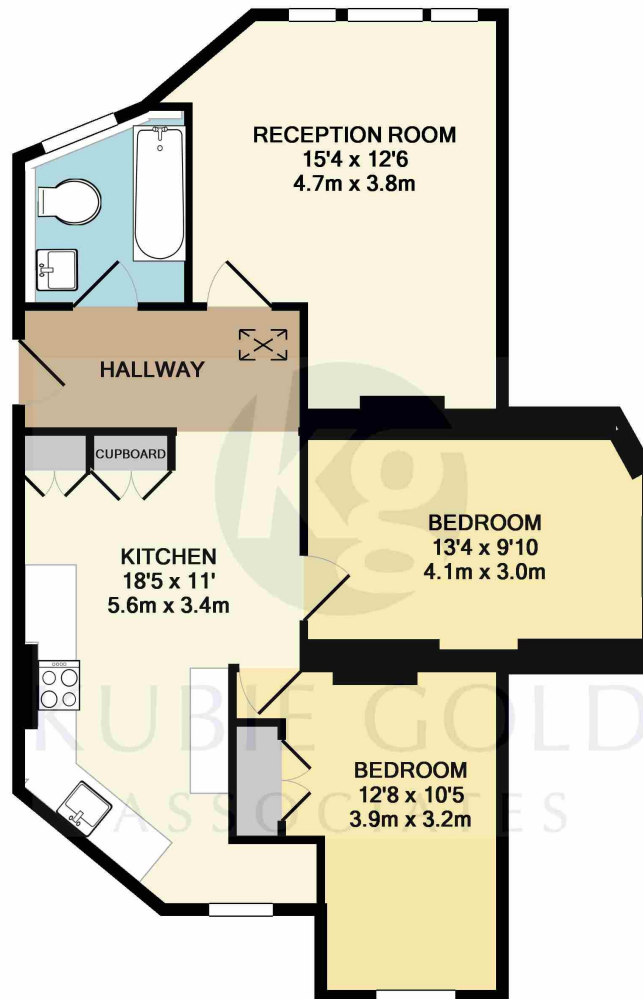
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

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



Glentworth Street, NW1

A well presented apartment located on the fifth floor of this popular portered mansion block. Comprising two double bedrooms, spacious reception room with stripped wooden flooring and modern fitted kitchen. Clarence Gate Gardens is conveniently located close to both Baker Street and Marylebone stations and a short walk to the stunning open spaces of Regents Park.



CLARENCE GATE GARDENS, NW1
TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TERMS

Tenure:

175 Years From 20 July 2010

Service Charge:

£5291.76 per annum plus an excess charge of £2700 per annum

Ground Rent:

£100 per annum

Local Authority:

Westminster

Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	