



KUBIE GOLD
ASSOCIATES

CLARENCE GATE GARDENS GLENTWORTH STREET MARYLEBONE NW1



- TWO BEDROOM APARTMENT
- FIFTH FLOOR WITH LIFT
- PORTERED MANSION BLOCK

- STRIPPED WOOD FLOORS
- LARGE KITCHEN DINER
- AVAILABLE 21ST SEPTEMBER

£865,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

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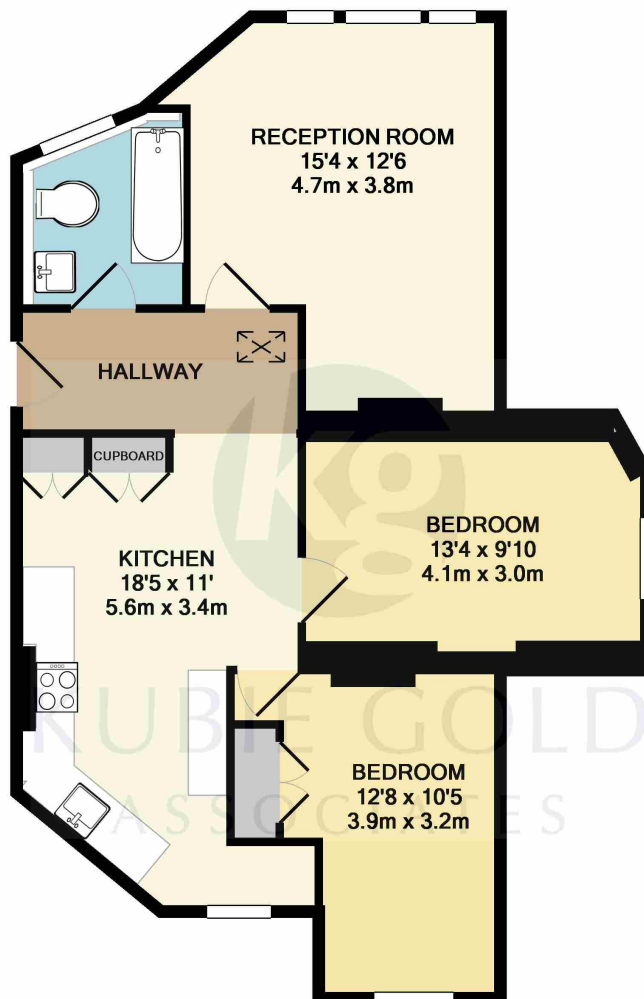
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Clarence Gate Gardens Glentworth Street, NW1

A well presented two bedroom apartment in sought after after Portered mansion block, located on the fifth floor with lift, good size reception with stripped wooden flooring, separate large fitted kitchen diner, full family bathroom, Clarence Gate Gardens is conveniently located close to both Baker Street and Marylebone stations and a short walk to the 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	