



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- ONE BED APARTMENT
- PERIOD CONVERSION
- HIGH CEILINGS
- OPEN PLAN RECEPTION
- BALCONY
- COMMUNAL ROOF TERRACE
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR TO REGENTS PARK
- LONG LEASE

£599,950 Leasehold
SALES, LETTINGS & PROPERTY MANAGEMENT

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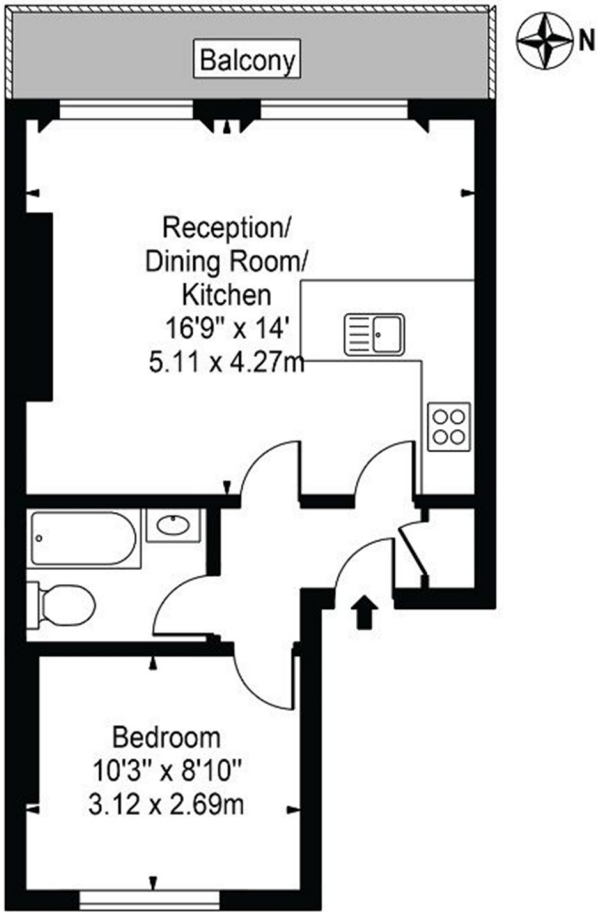
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Balcombe Street, NW1

An elegant first-floor, one-bedroom apartment boasting impressive high ceilings and an abundance of natural light from floor-to-ceiling windows, nestled within a fine period conversion in Marylebone's prestigious Dorset Square conservation area. This charming home features a reception with a fully fitted open-plan kitchen, a double bedroom with ample storage, and a full family bathroom. Retaining many original period features, the property also benefits from access to a shared roof terrace. Superbly located for the open spaces of Regent's Park and excellent transport links via Baker Street and Marylebone train stations

Balcombe Street
Approx. Gross Internal Area 408 Sq Ft - 37.90 Sq M



First 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.

TERMS

Tenure:

250 years from 11/1/1994

Service Charge:

£2142 per annum

Ground Rent:

£50 per annum

Local Authority:

Westminster

Tax Band:

Band D

