



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- THREE BED TWO BATH
- SPLIT LEVEL APARTMENT
- PERIOD CONVERSION

- QUIET RESIDENTIAL STREET
- NEAR TO PARK & TUBES
- AVAILABLE 17TH DECEMBER

£4,100 pcm

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

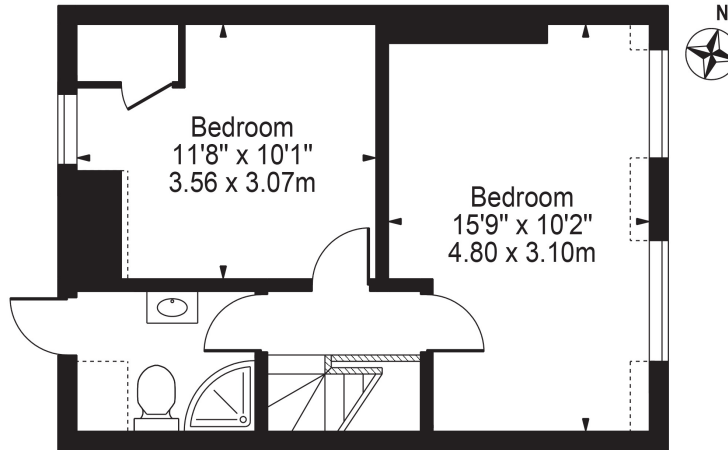


Balcombe Street, NW1

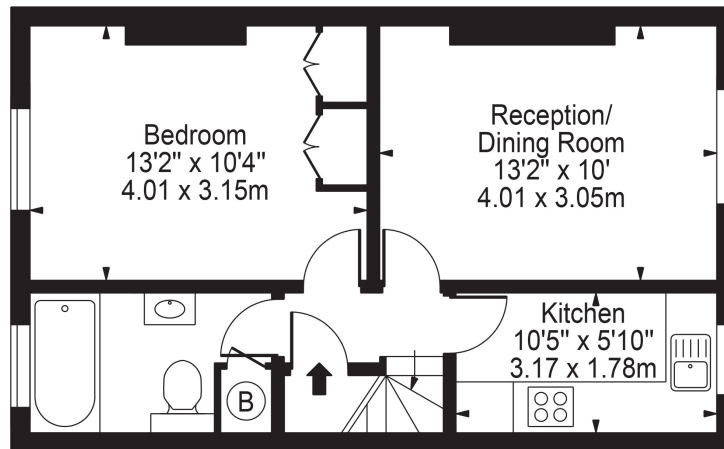
A recently refurbished split level three double bedroom two bathroom apartment on the top two floors of period conversion, good size reception, separate fully fitted kitchen with all machines, two bathrooms, situated on a quiet residential street, near to the open spaces of Regents Park and both Baker Street and Marylebone Stations, the many bars, available 17th December.

Balcombe Street

Approx. Gross Internal Area 782 Sq Ft - 72.65 Sq M



Fourth Floor



Third 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.

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

