



**KUBIE GOLD**  
ASSOCIATES

## **BARNES COURT** **6-8 WESTBOURNE TERRACE W2**



- FIFTH FLOOR APARTMENT
- RECENTLY REFURBISHED
- ONE BEDROOM

- LUXURY SHOWER ROOM
- MODERN FITTED KITCHEN
- CLOSE TO HYDE PARK & TUBE

**£650 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

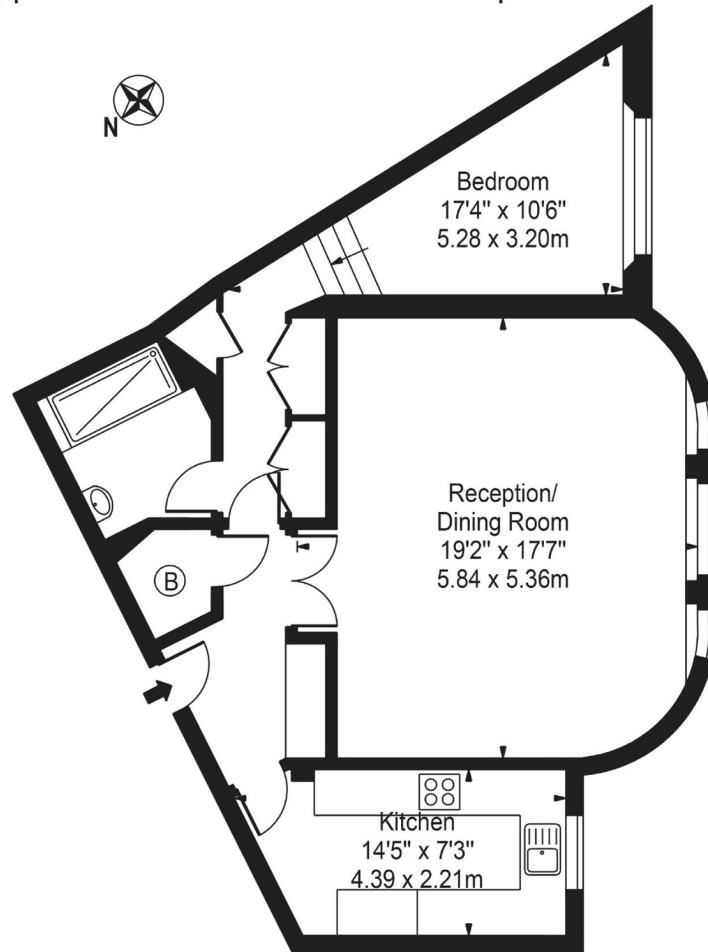


## Barness Court, W2

A stunning fifth floor apartment forming part of this Stucco fronted residence close to the beautiful open spaces of Hyde Park. Recently refurbished to a high standard the property boasts a bright and spacious reception room, double bedroom with fitted wardrobes, contemporary modern fitted kitchen and luxury shower room. Lifts to all floors, Paddington and Lancaster Gate station are both only a short walk away. Available 1st July 2023

## Barness Court

Approx. Gross Internal Area 702 Sq Ft - 65.22 Sq M



Fifth 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 E

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A (92-100)                                  |           |
| B (81-91)                                   | 88        |
| C (69-80)                                   | 76        |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

