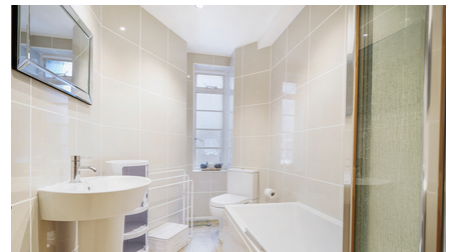




KUBIE GOLD  
ASSOCIATES

## GLOUCESTER PLACE NW1



- ONE BED APARTMENT
- RECEPTION
- DOUBLE BEDROOM
- MODERN KITCHEN
- BATHROOM

- 24 HOUR PORTER
- COMMUNAL HEATING & HOT WATER
- LIFTS
- LONG LEASE (166 YEARS)

**£625,000 Leasehold**  
SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://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

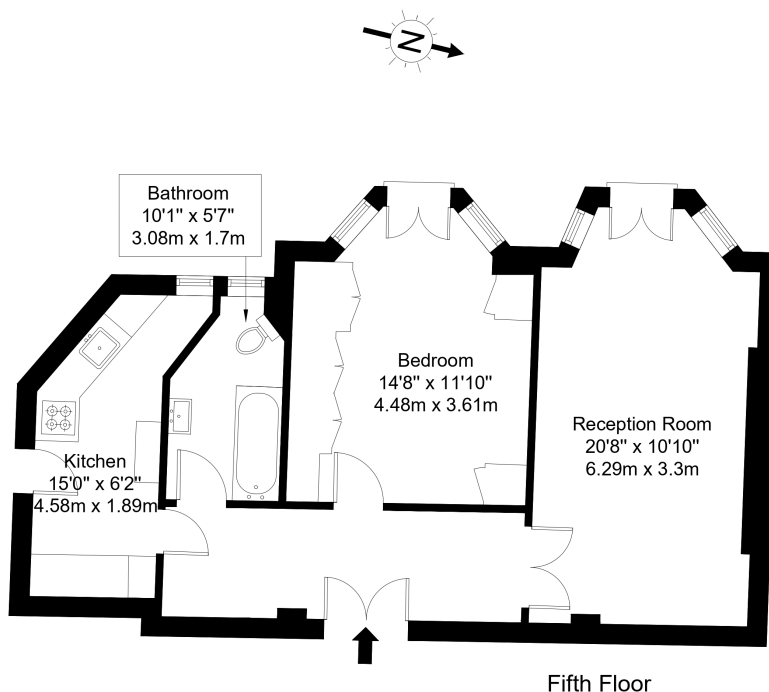


## Gloucester Place, NW1

This 5th floor one bedroom apartment is offered for sale in excellent condition throughout and is located in the popular Art Deco building with the benefit of 24 hour porters, lifts, communal heating and hot water. Providing a double bedroom, reception, bathroom and fully fitted modern kitchen with wood flooring throughout. Located close to Baker Street and within walking distance of Oxford Street, Regents Park and the multiple restaurant, shopping and leisure facilities of the area.

## Gloucester Place, NW1 5AQ

Approx Gross Internal Area = 58 sq m / 624 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### TERMS

#### Tenure:

Leasehold 166 years unexpired

#### Service Charge:

Approx. £10,000 per annum including reserve fund, heating and hot water

#### Ground Rent:

Nil

#### Local Authority:

Westminster

#### Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81

England, Scotland & Wales

EU Directive 2002/91/EC