



KUBIE GOLD
ASSOCIATES

DORSET SQUARE MARYLEBONE NW1



- ONE BED
- PERIOD BUILDING
- HIGH CEILINGS
- GOOD CONDITION
- OVERLOOKING DORSET SQUARE
- LEASHOLD PLUS SHARE OF FREEHOLD
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR TO REGENTS PARK
- EPC: E

£750,000 Leasehold Share of Freehold

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

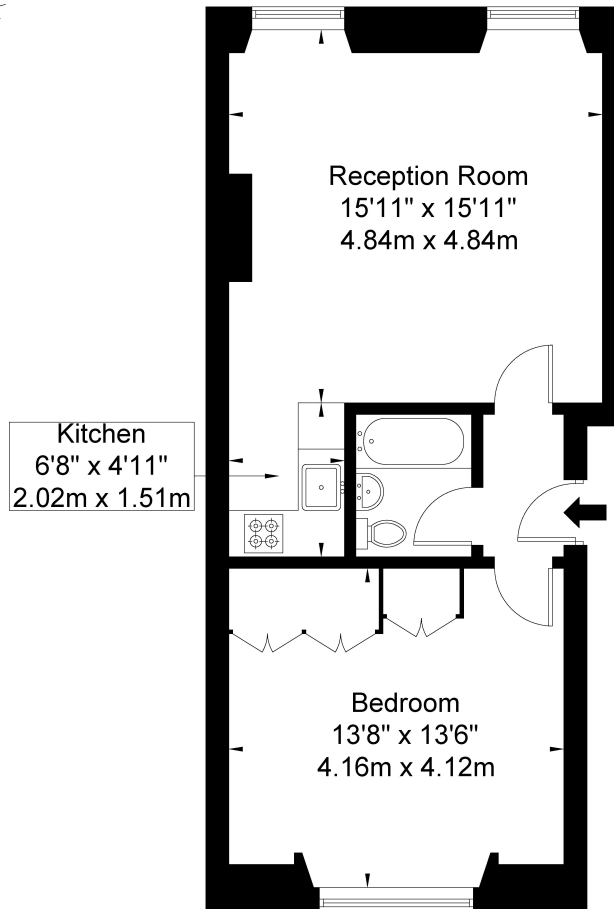
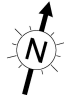


Dorset Square, NW1

A delightful one bedroom apartment in this period building overlooking Dorset Square. This generous sized apartment has the benefit of high ceilings in the reception and bedroom, original shutters to the main full high sash windows, a fully fitted bathroom and modern kitchen. Close to both Baker Street and Marylebone Station with the open spaces of Regents Park nearby.

Dorset Square NW1 6QJ

Approx Gross Internal Area = 50.9 sq m / 547 sq ft



Ground Floor

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. 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:

999 year lease plus a share of freehold

Service Charge:

£2523.13 per annum

Ground Rent:

£0

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		81
C (69-80)		
D (55-68)		
E (39-54)	53	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	