



**KUBIE GOLD**  
ASSOCIATES

## **ALBERT MANSIONS LUXBOROUGH STREET W1U**



- ONE BEDROOM FLAT
- MANSION BLOCK
- WOOD FLOORS THROUGHOUT
- SEPARATE KITCHEN DINER
- NEAR TO HIGH STREET
- AVAILABLE 24TH MAY

**£495 per week**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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020 7563 7272

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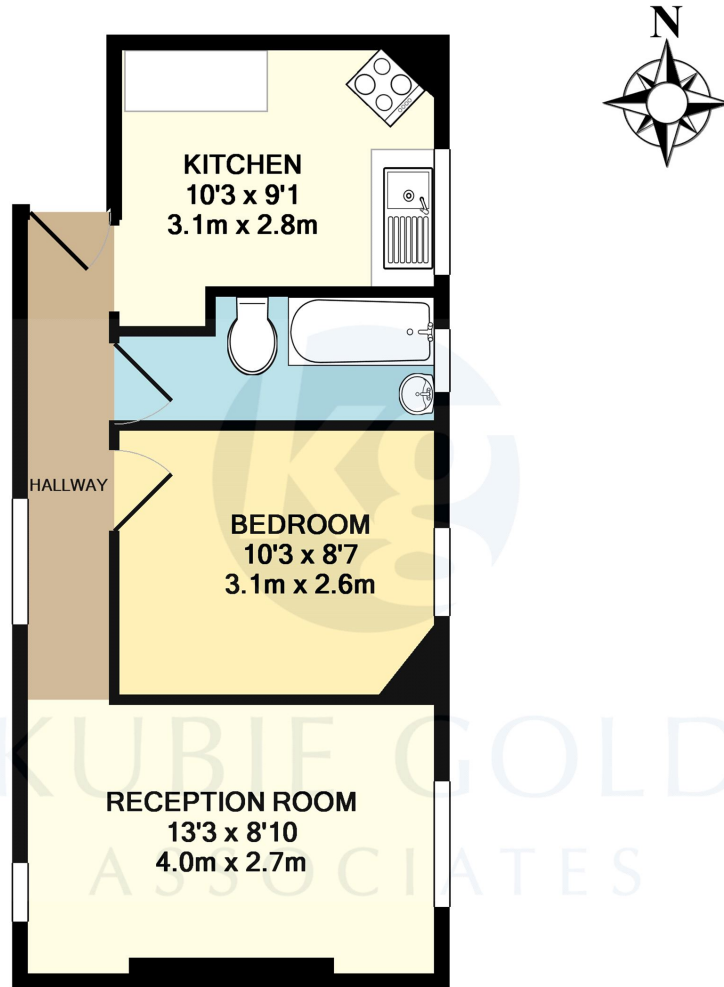
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



## Albert Mansions, W1U

Recently decorated throughout one bedroom apartment in well managed popular private mansion block, reception with high ceilings, double bedroom, separate eat in kitchen, full family bathroom, property benefits from wood floors throughout, situated in quiet residential street, near to all shops and restaurants on Marylebone High Street & baker Street Tube Station. Available 24th May.



TOTAL APPROX. FLOOR AREA 364 SQ.FT. (33.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Local Authority:

Westminster

### Tax Band:

Band E

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>	70	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

