



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- TWO BED TWO BATH
- SPLIT LEVEL DUPLEX
- 2ND & 3RD FLOORS

- L SHAPED RECEPTION
- NEWLY PAINTED
- NEAR PARK & TUBES

£1,100,000 Leasehold Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

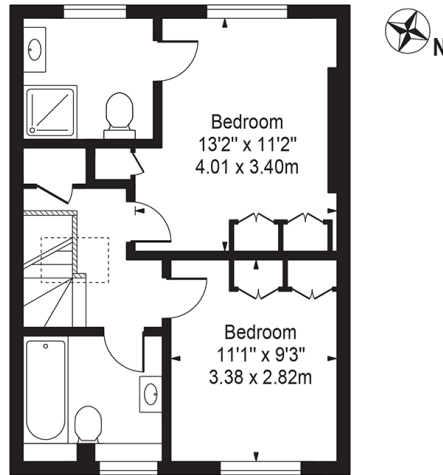
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



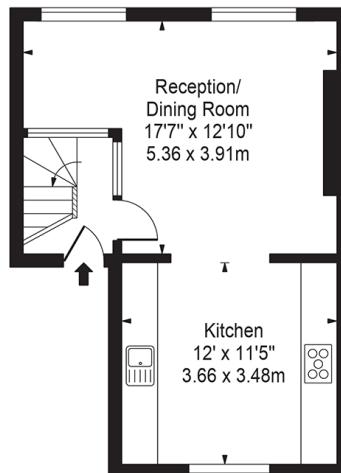
Balcombe Street, NW1

Recently refurbished two double bedroom two bathroom apartment set on the top floor of a period conversion, reception with wood floors, Master bedroom with en suite shower, further double bedroom, full family bathroom, fully fitted kitchen with all machines, situated on quiet residential street, close to the open spaces of Regents Park and both Marylebone and Baker Street tube stations.

Balcombe Street
Approx. Gross Internal Area 866 Sq Ft - 80.45 Sq M



Third Floor



Second 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.

TERMS

Tenure:

Leasehold 165 years from November 2013
(154 years remaining) plus a share of freehold.

Service Charge:

To be advised

Ground Rent:

Nil

Local Authority:

Westminster

Tax Band:

Band F

