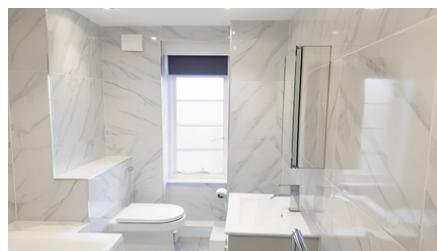




**KUBIE GOLD**  
ASSOCIATES

## **PARK ROAD NW1**



- THREE BED APARTMENT
- LARGE RECEPTION ROOM
- SEPARATE FITTED KITCHEN

- WOOD FLOOR THROUGHOUT
- PRIVATE PORTERED BLOCK
- INCLUDES HEAT & HOT WATER

**£807 per week**

### **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



## Park Road, NW1

A bright and spacious three-bedroom apartment, with a balcony (Approx. 1,032 sq. ft/ 96 sq m) set on the fourth floor (with lift) of this well maintained portered block located moments from Regents Park. The property has been recently refurbished throughout and comprises bright reception room with newly fitted laminate flooring, three bedrooms, newly fitted contemporary bathroom suite, newly fitted contemporary separate WC and contemporary kitchen with newly fitted appliances. The property further benefits from communal heating and hot water. Rossmore Court is conveniently located just moments from the open spaces of Regent's Park and close to the transport, shops, fashionable boutiques, cafés and restaurants of St John's Wood, Marylebone High Street and Baker Street. Council Tax (Band G, Westminster City) Deposit- 5 weeks rent.

### Local Authority:

Westminster

### Tax Band:

Band G

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

