



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- ONE BED FLAT
- SECOND FLOOR
- BALCONY

- WOOD FLOORS
- NEWLY RENOVATED
- AVAILABLE 24TH SEPTEMBER

£2,600 pcm

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



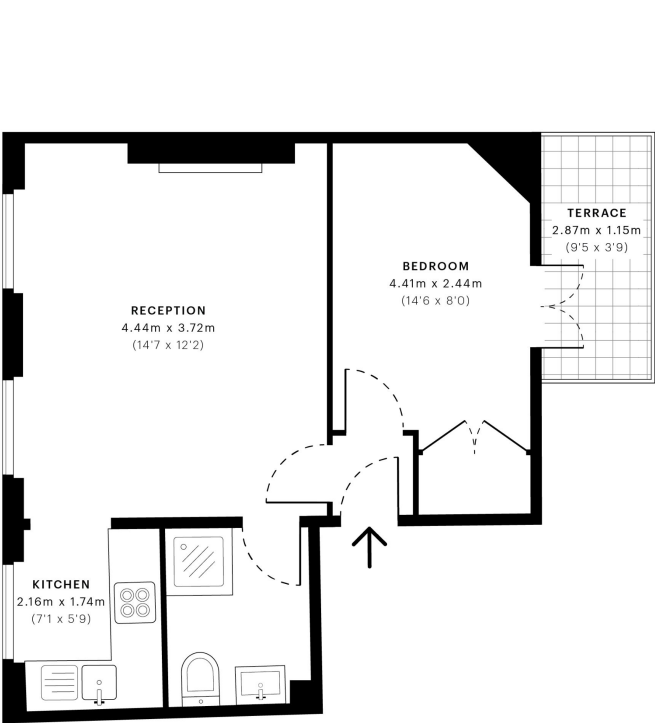
Balcombe Street, NW1

Recently refurbished well presented one bedroom apartment in period conversion, reception, reception, double bedroom fitted wardrobes with french doors leading to balcony, separate fitted kitchen, bathroom with step in shower cubicle, set on the second floor, property benefits from wood floors throughout, situated in quiet residential street, close to the open spaces of Regents Park and both Marylebone and Baker Street tube Stations. Available 24th September.



Balcombe Street, NW1
CAPTURE DATE 10/05/2022 LASER SCAN POINTS 47,649,264

GROSS INTERNAL AREA
34.62 sqm / 372.65 sqft



Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
34.62 sqm / 372.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
32.85 sqm / 353.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.22 sqm / 34.66 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.69 sqm / 405.69 sqft
IPMS 3C RESIDENTIAL 36.45 sqm / 392.34 sqft

spec id 6273ca79a46a540dd6442629

Local Authority:

Westminster

Tax Band:

Band D

