



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET NW1



- ONE BED
- WOOD FLOORS
- PERIOD CONVERSION
- GROUND FLOOR

- OPEN PLAN KITCHEN
- AIR CONDITIONING
- EN SUITE SHOWER ROOM
- PRIVATE PATIO

£440,000 Leasehold

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



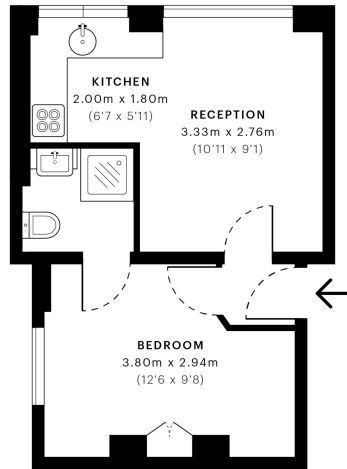
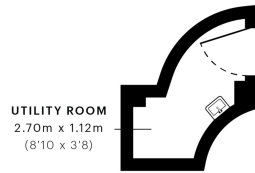
Balcombe Street, NW1

A well presented ground floor one bedroom apartment in a period conversion. Boasting reception room with open plan kitchen, bedroom with fitted wardrobes and en-suite shower room. The property further benefits from wood flooring and air conditioning along with a separate utility area and is within 1/4 mile from Baker Street and Marylebone Stations and the open spaces of Regents Park.



Balcombe Street, NW1
 CAPTURE DATE 23/02/2023 LASER SCAN POINTS 35,790,554

GROSS INTERNAL AREA
 28.82 sqm / 310.22 sqft



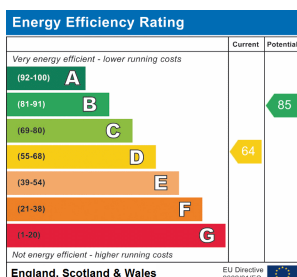
— Ground Floor



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.

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SPEC ID 563f5035a39962c0da7d20844



TERMS
Tenure:
 103 years
Service Charge:
 Approx. £2200 per annum
Ground Rent:
 £50 per annum
Local Authority:
 Westminster
Tax Band:
 Band F