



KUBIE GOLD
ASSOCIATES

GLOUCESTER PLACE NW1



- TWO DOUBLE BED FLAT
- PERIOD CONVERSION
- SEPARATE FULLY FITTED KITCHEN
- FULL FAMILY BATHROOM
- NEAR TO PARK AND TUBES
- AVAILABLE IMMEDIATELY

£2,725 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



Gloucester Place, NW1

Large two bedroom apartment in period conversion, large reception with dining area, double bedroom, further double bedroom, separate fully fitted kitchen, full family bathroom, private patio, near to the open spaces of Regents Park and both Marylebone and Baker Street Tube Stations. Available immediately

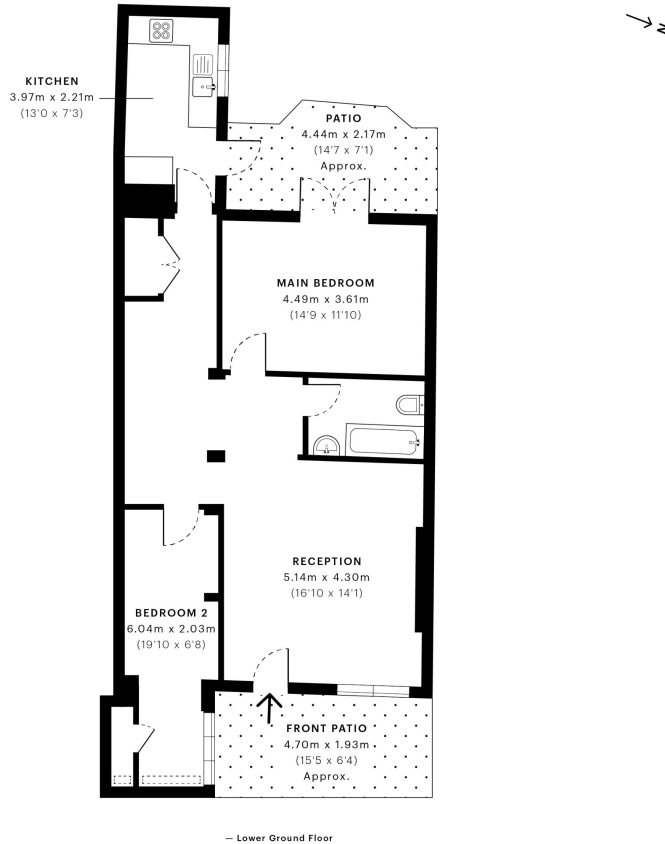


Gloucester Place, NW1

CAPTURE DATE 13/08/2021 LASER SCAN POINTS 3,097,298

GROSS INTERNAL AREA

78.19 sqm / 841.63 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
78.19 sqm / 841.63 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
74.66 sqm / 803.63 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.34 sqm / 3.66 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 78.60 sqm / 848.04 sqft
IPMS 3C RESIDENTIAL 75.40 sqm / 811.60 sqft

spec id 61151c2731a4b90dc2a72c63

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(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	

