



**KUBIE GOLD**  
ASSOCIATES

## **GLOUCESTER PLACE MAYLEBONE W1U**



- THREE BED TWO BATHROOMS
- RECENT REFURBISHED
- OPEN PLAN LIVING

- PERIOD CONVERSION
- NEAR TO SHOPS & RESTAURANTS
- AVAILABLE IMMEDIATELY

**£3,792 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, W1U

Recently renovated fully furnished 3 bed apartment situated on the lower-ground floor of this superbly maintained residential period conversion located just a short distance from Baker Street Tube Station and the attractions of Oxford Street & Hyde Park. Reception with open plan fully fitted kitchen, living area with LCD TV with satellite feed, a superb open-plan kitchen area with composite worktops, integrated appliances, tiled floor and breakfast bar, bedrooms with fitted wardrobes giving ample storage and two fully tiled shower rooms with WC (one en-suite). The apartment has gas central heating and the building is equipped with CCTV for added security & ultra-fast Wi-Fi is available on request.

## GLOUCESTER PLACE, W1

Approx. gross internal area  
769 Sq Ft. / 71.5 Sq M.



GROUND FLOOR

FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013 Dowling Jones Design www.dowlingjones.com 020 7610 9933

### Local Authority:

Westminster

### Tax Band:

Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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	

