



KUBIE GOLD  
ASSOCIATES

## CLARENCE GATE GARDENS GLENWORTH STREET NW1



- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- COMMUNAL HOT WATER
- SHOWER ROOM

- RECEPTION
- PARQUET FLOORING
- RESIDENT PORTER
- INDEPENDENT HEATING
- CLOSE MARYLEBONE & BAKER STREET STATION

SALES LISTINGS & PROPERTY MANAGEMENT  
**£925,000 Leasehold**

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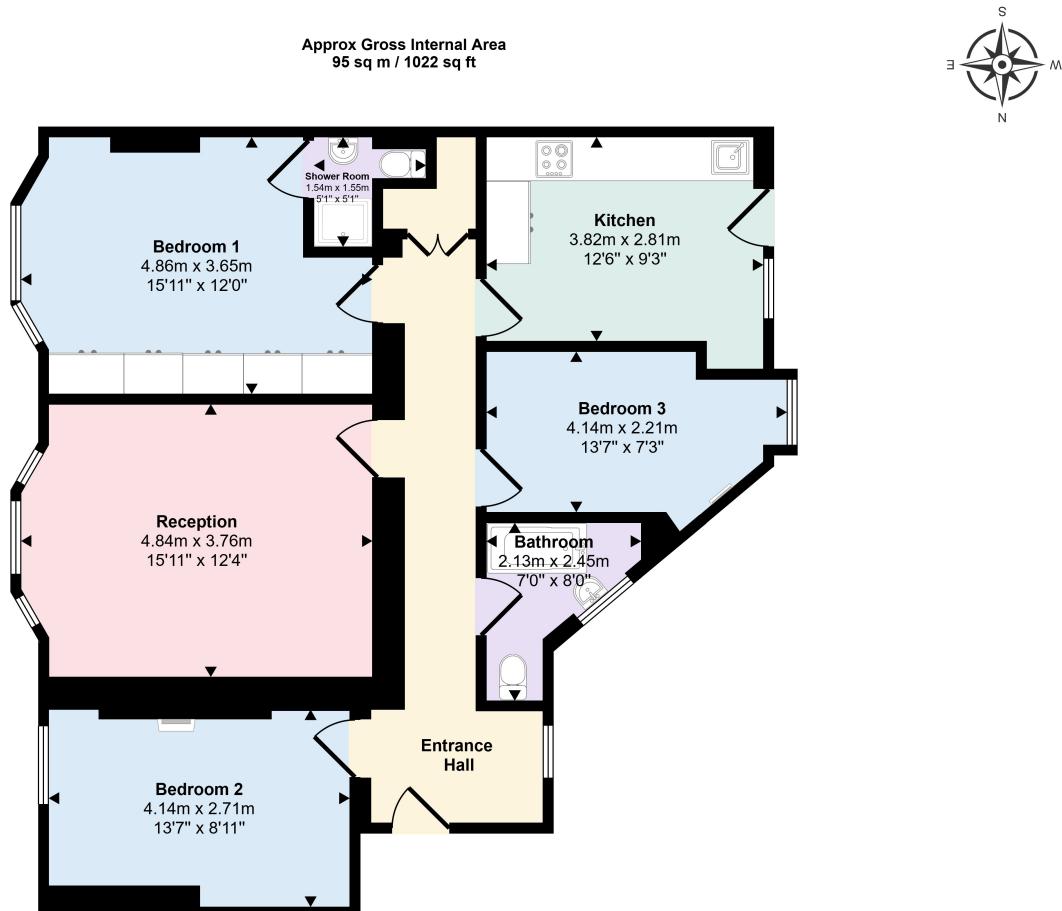


# Clarence Gate Gardens , NW1

A spacious apartment set within a popular red brick mansion block, The property offers well planned living accommodation recently redecorated and comprising 3 bedrooms, reception room, large kitchen, bathroom, resident porterage and lift. The property also has the benefit of direct access from the kitchen to a communal patio area.

Clarence Gate Gardens is a fine example of the Edwardian mansion blocks built in London at the beginning of the twentieth century. The seven storey, red brick apartments with stone dressings show a number of Arts and Crafts and Art Nouveau influences.

Close to Baker Street and Marylebone Stations and the wide open spaces of London's Regents Park. Viewing is highly recommend.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## TERMS

### Tenure:

150 years from 29.9.2005

### Service Charge:

£5291.76 per annum plus a reserve fund contribution of £2703 per annum

### Ground Rent:

£300 per annum

### Local Authority:

Westminster

### Tax Band:

Band F

