



**KUBIE GOLD**  
ASSOCIATES

## **GLOUCESTER PLACE NW1**



- LARGE ONE BEDROOM
- PORTERED BLOCK
- FOURTH FLOOR WITH LIFT

- REFURBISHED
- INC HEAT & HOT WATER
- NEAR TO PARK & TUBES

**£395 per week**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

(020 7563 7272) 36 Ivor, Regents Park, London, NW1 6EA

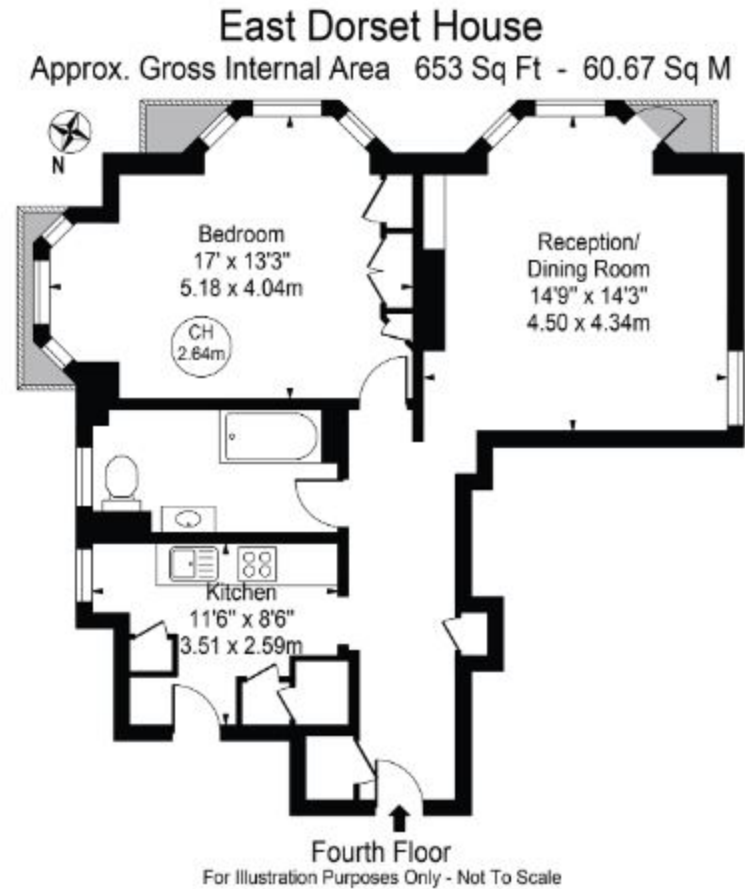
Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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Company Registration No. 7271501 registered in England and Wales



## Gloucester Place, NW1

One double bedroom apartment in well managed Portered block, good size reception, double bedroom with fitted wardrobes, separate fully fitted kitchen with all machines, full family bathroom, property benefits from large bay windows in reception and bedroom giving ample natural light along with great urban views of Marylebone, rent includes heating & hot water, set on the fourth floor with lift, situated close to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations.



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	76
(39 to 54) <b>E</b>	62
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	

Not energy efficient - higher running costs

England, Wales & N.Ireland EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	75
(39 to 54) <b>E</b>	56
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Wales & N.Ireland EU Directive 2002/91/EC

