



**KUBIE GOLD**  
ASSOCIATES

## **CLARENCE GATE GARDENS GLENTWORTH STREET MARYLEBONE NW1**



- THREE BED TWO BATHROOM
- NEWLY RENOVATED THROUGHOUT
- FIRST FLOOR WITH LIFT
- SEPARATE FITTED KITCHEN
- PORTERED MANSION BLOCK
- AVAILABLE 22ND APRIL

**£6,000 pcm**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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Company Registration No. 7271501 registered in England and Wales



# Clarence Gate Gardens Glentworth Street, NW1

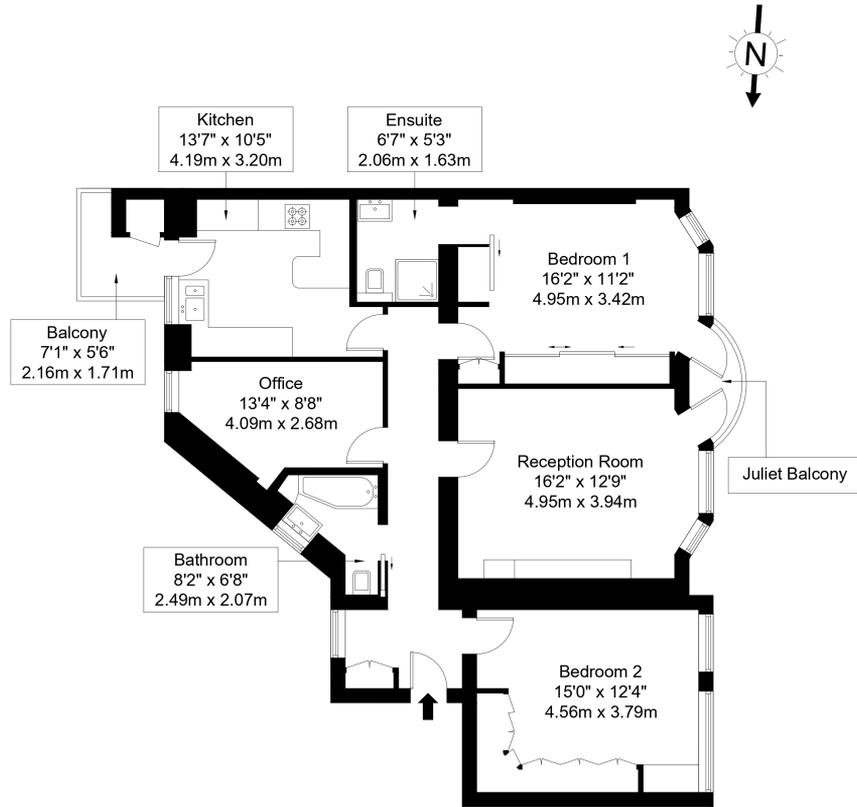
This beautifully presented, three-bedroom apartment boasts a complete modern renovation with top-of-the-line finishes throughout. The spacious living room is perfect for entertaining, while the generously sized second double bedroom provides ample space for guests. A versatile study/guest bedroom offers additional flexibility. The separate, fully fitted kitchen features a breakfast bar and all appliances, perfect for the home chef. Regent's Park is moments away for peaceful strolls or picnics. Professionals will love the proximity to Baker Street and Marylebone Stations for a quick commute. Close to restaurants, shops and leisure facilities of Marylebone High Street. This well-managed private portered block offers peace of mind, with a lift for added convenience. Available 22nd April.

## Clarence Gate Gardens, Glentworth Street, NW1 6AN

Approx Gross Internal Area = 103.10 sq m / 1 110 sq ft

Balcony = 2.68 sq m / 29 sq ft

Total = 105.78 sq m / 1 139 sq ft



First Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

### Local Authority:

Westminster

### Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

