



KUBIE GOLD
ASSOCIATES

PADDINGTON STREET MARYLEBONE W1U



- NEWLY REFURBISHED FLAT
- LARGE STUDIO APARTMENT
- WOOD FLOOR THROUGHOUT
- SEPARATE FULLY FITTED KITCHEN
- HIGH QUALITY FINISH
- AVAILABLE 25TH JULY

£2,600 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



Paddington Street, W1U

Totally renovated large studio apartment in period conversion, good size studio room with high ceilings and period features, brand new separate fully fitted kitchen with D/W W/M and large fridge freezer, all new bathroom with shower and bath tub, situated in the heart of Marylebone close to all shops and resaurants Marylebone High Street and both Baker Street and Bond Street Tube Stations, available unfurnished 25th July.

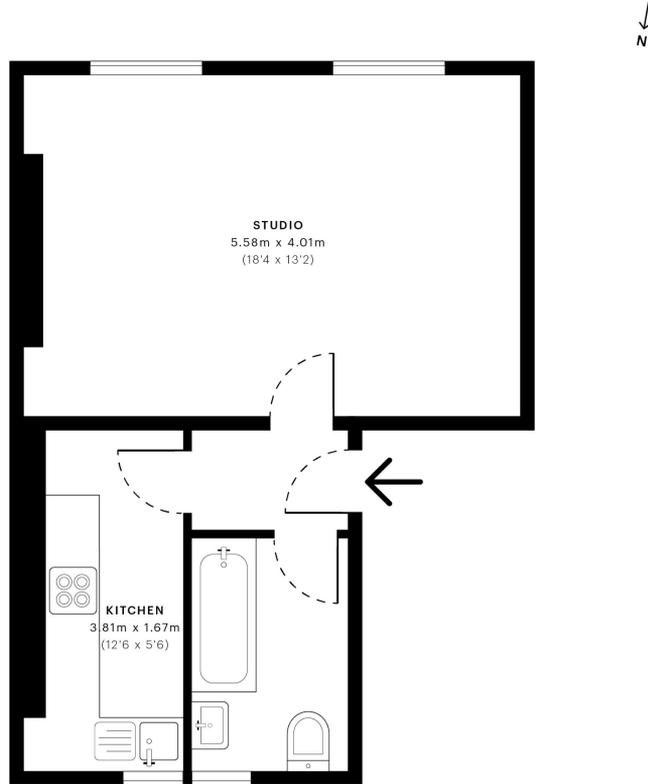


Paddington Street, W1U

CAPTURE DATE 26/08/2020 LASER SCAN POINTS 8,210,704

GROSS INTERNAL AREA

35.40 sqm / 381.04 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
35.40 sqm / 381.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
33.51 sqm / 360.70 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 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 35.02 sqm / 376.95 sqft
IPMS 3C RESIDENTIAL 33.67 sqm / 362.42 sqft

spec id 5f43c705173e730d9876727a

Local Authority:

Westminster

Tax Band:

Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

