



KUBIE GOLD
ASSOCIATES

COSWAY STREET MARYLEBONE NW1



- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- PERIOD CONVERSION
- ROOF GARDEN
- UNDER FLOOR HEATING
- SHARE OF FREEHOLD

£635,000 Leasehold Share of Freehold

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



Cosway Street, NW1

We are pleased to offer this two bedroom apartment with large private roof garden, reception, Master bedroom with French doors leading to a large roof garden, further bedroom/study, fully fitted open plan kitchen and family bathroom, set on the second floor of period conversion. Located in Marylebone and close to Marylebone and Edgware Road stations as well as the local shopping, restaurant and leisure facilities of the area.

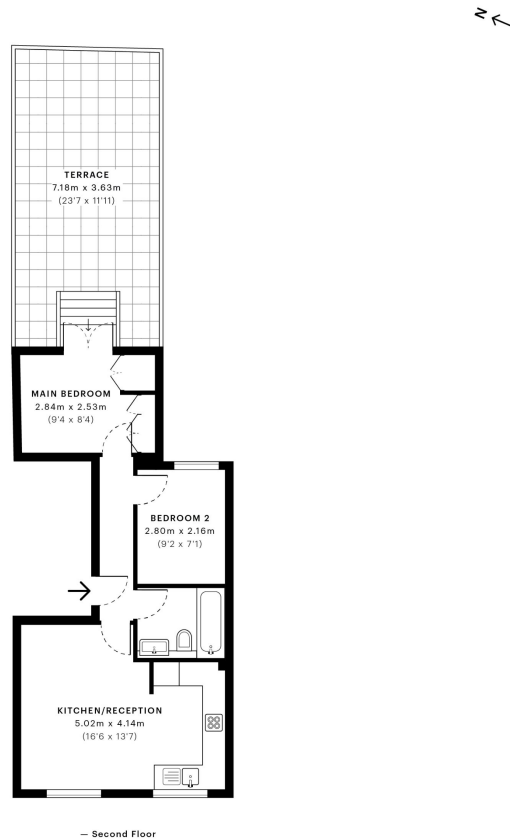


Cosway Street, NW1

CAPTURE DATE 01/06/2022 LASER SCAN POINTS 33,588,909

GROSS INTERNAL AREA

40.39 sqm / 434.75 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
40.39 sqm / 434.75 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
36.70 sqm / 416.56 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
26.06 sqm / 280.51 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
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 67.05 sqm / 721.72 sqft
IPMS 3C RESIDENTIAL 65.38 sqm / 703.74 sqft

spec id 628395cc07a8c00dd56ad4ad

TERMS

Tenure:

999 years from 24th June 1988 (973 years unexpired) plus share of freehold

Service Charge:

Approx. £1500 per annum

Ground Rent:

Nil

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		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	