



**KUBIE GOLD**  
ASSOCIATES

## **BELL STREET MARYLEBONE NW1**



- ONE BED APARTMENT
- RECEPTION
- OPEN PLAN FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- LONG LEASE (238 YEARS)
- PRIVATE PATIO
- CLOSE TO MARYLEBONE STATION

**£425,000 Leasehold**

**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



## Bell Street, NW1

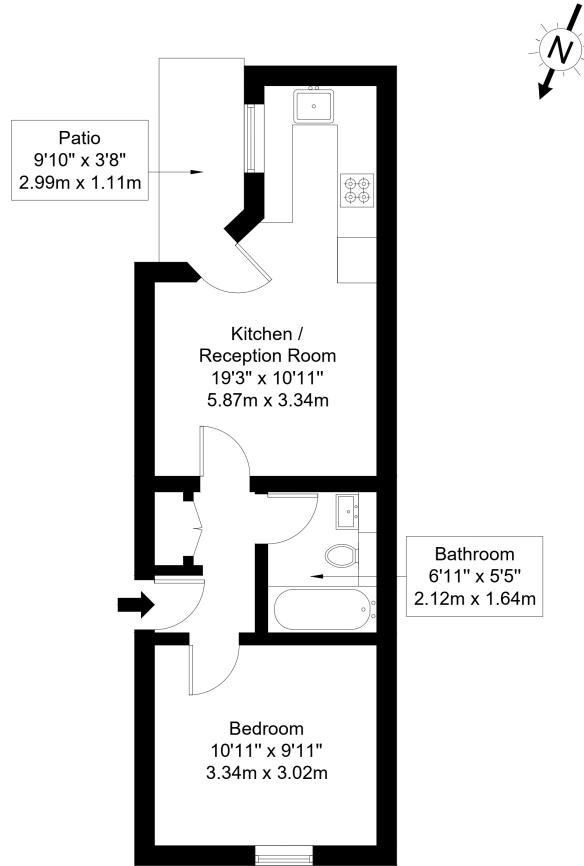
Beat the Stamp Duty deadline: Welcome to an exquisite one-bedroom apartment nestled in the heart of Marylebone, a vibrant and sought-after neighbourhood. This beautifully presented residence boasts a private patio, offering a serene outdoor space perfect for relaxation or entertaining. The spacious reception area seamlessly integrates with an open-plan kitchen, creating a modern and inviting living space. The double bedroom provides a peaceful retreat, complemented by a stylish bathroom. Convenience is at your doorstep, with Marylebone Station and an array of local shopping, dining, and leisure facilities just a short stroll away.

## Bell Street, NW1 6SL

Approx Gross Internal Area = 33.8 sq m / 364 sq ft

Patio = 2.7 sq m / 29 sq ft

Total = 36.5 sq m / 393 sq ft



Lower Ground 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.  
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## TERMS

### Tenure:

250 years from 26th March 2012

### Service Charge:

£1860 per annum

### Ground Rent:

£300 per annum

### Local Authority:

Westminster

### Tax Band:

Band C

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>	71	77
(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	