



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- ONE BEDROOM
- PERIOD CONVERSION
- MODERN KITCHEN

- WOODEN FLOORS
- MOMENTS TO TUBE
- AVAILABLE 5TH AUGUST

£2,060 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

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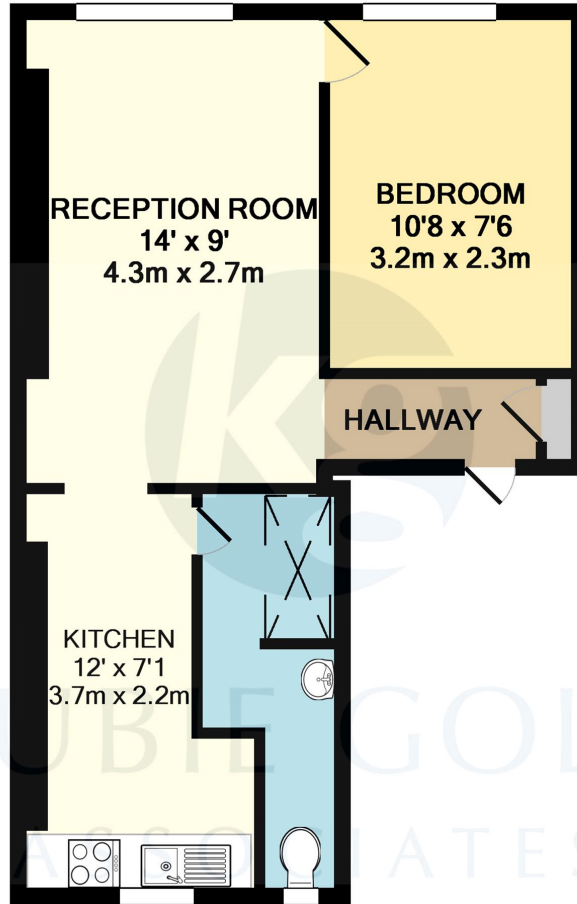
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Balcombe Street, NW1

A recently refurbished one bedroom flat in period conversion, reception, double bedroom, fully fitted open plan kitchen, bathroom with step shower cubicle, property benefits from wood floors throughout, set on the top floor, situated in quiet residential street, near to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations. Available 5th August.



FLAT , BALCOMBE STREET NW1 6ND
TOTAL APPROX. FLOOR AREA 324 SQ.FT. (30.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

