



KUBIE GOLD
ASSOCIATES

BALCOMBE STREET MARYLEBONE NW1



- ONE BEDROOM
- LARGE RECEPTION ROOM
- SEPARATE KITCHEN
- PERIOD CONVERSION
- WOODEN FLOORS
- AVAILABLE 19TH MARCH

£550 per week

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

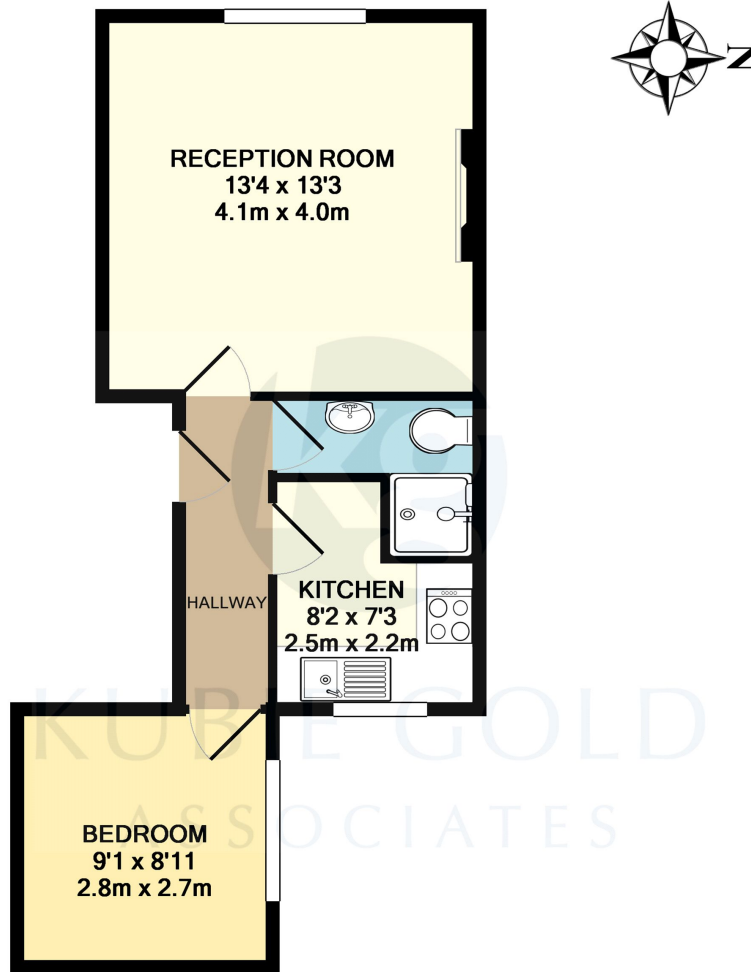
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

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



Balcombe Street, NW1

One bedroom apartment on the raised ground floor of this period conversion, on a quiet residential street moments walk from Baker Street Tube and Regents Park, good size reception room with high ceilings, bedroom with wardrobes giving ample storage, separate fully fitted kitchen, bathroom with step in shower cubicle, recently decorated and furnished, the property benefits from wooden floors throughout. Available 19th March.



BALCOMBE STREET, MARYLEBONE, LONDON, NW1
TOTAL APPROX. FLOOR AREA 373 SQ.FT. (34.7 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		
(69-80)	C	70	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	

