



KUBIE GOLD
ASSOCIATES

GLOUCESTER PLACE W1U



- ONE BED APARTMENT
- LARGE RECEPTION
- KITCHEN
- BATHROOM
- 2ND FLOOR

- SHARE OF FREEHOLD
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR REGENTS PARK
- CLOSE TO AMENITIES
- DESIRABLE LOCATION

~~SALVAGE FITTINGS & PROPERTY MANAGEMENT~~
£900,000 Leasehold Share of Freehold

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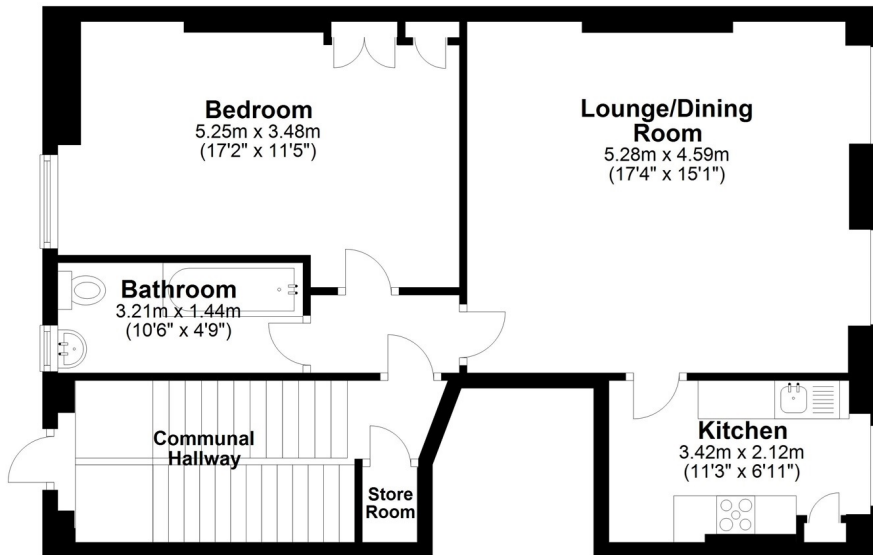
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Gloucester Place, W1U

An excellent second floor one bedroom apartment which could be converted into a 2 bedroom 2 bathroom property if required. Currently consists of a large reception room with separate kitchen, a large double bedroom and fitted bathroom. Close to Baker Street station, Regents Park and the shopping and leisure facilities of London's West End.

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

TERMS

Tenure:

999 years from 7th March 2012 plus a share of freehold

Service Charge:

£2000 per annum

Ground Rent:

£50 per annum

Local Authority:

Westminster

Tax Band:

Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		81
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		