



KUBIE GOLD
ASSOCIATES

BOSTON PLACE MARYLEBONE NW1



- THREE BED TWO BATH HOUSE
- LARGE RECEPTION WOOD FLOORS
- LARGE ROOF TERRACE

- NEWLY DECORATED THROUGHOUT
- FULL HMO LICENCE
- NEAR TO PARK & TUBES

£4,775 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

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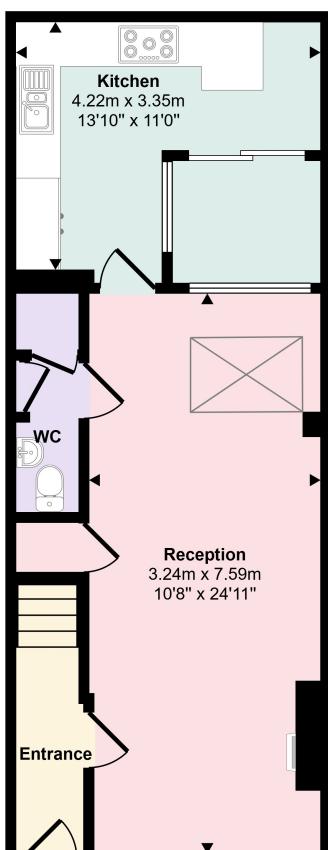
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Company Registration No. 7271501 registered in England and Wales



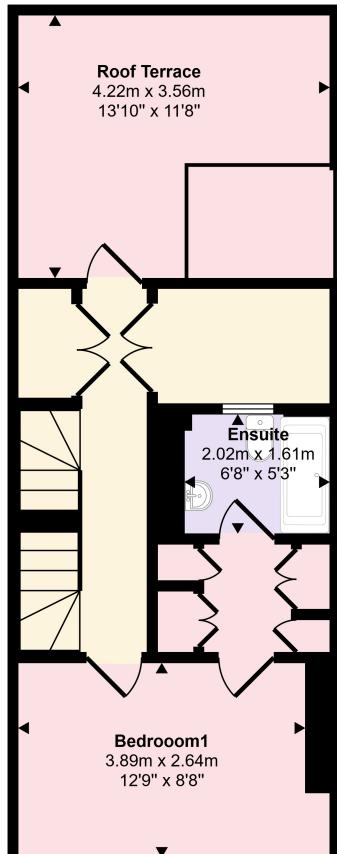
Boston Place, NW1

A beautifully presented three-bedroom house situated on a quiet, sought-after street in Marylebone. Finished to a high standard throughout, this bright and spacious property offers contemporary living while retaining classic period charm. The ground floor comprises a generous reception room with wooden flooring, leading to a modern fully-fitted kitchen with integrated appliances. The home benefits from three double bedrooms, including Master bedroom with built-in wardrobes and an en-suite bathroom. A second stylish family bathroom serves the remaining bedrooms. Additional features include excellent storage, and a private roof terrace ideal for outdoor dining. The property is moments from the boutiques and cafés of Marylebone High Street, as well as excellent transport links, including Baker Street and Marylebone stations, near to the open spaces of Regents Park. Available immediately.

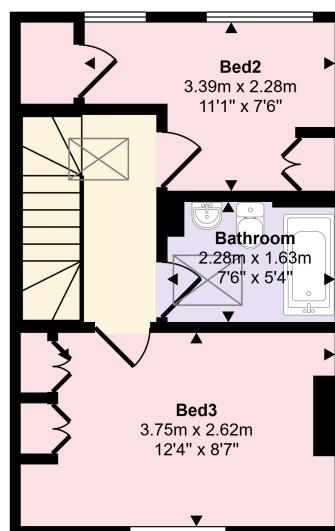
Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
Approx 47 sq m / 506 sq ft



First Floor
Approx 33 sq m / 352 sq ft



Second Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority:

Westminster

Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

