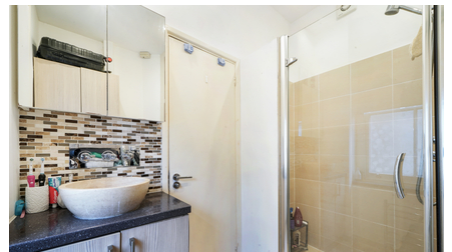




KUBIE GOLD  
ASSOCIATES

## BELL STREET MARYLEBONE NW1



- ONE BED FLAT
- FIRST FLOOR
- PERIOD CONVERSION

- WOOD FLOORS
- OPEN PLAN
- HIGH CEILINGS

**£465,000 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

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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

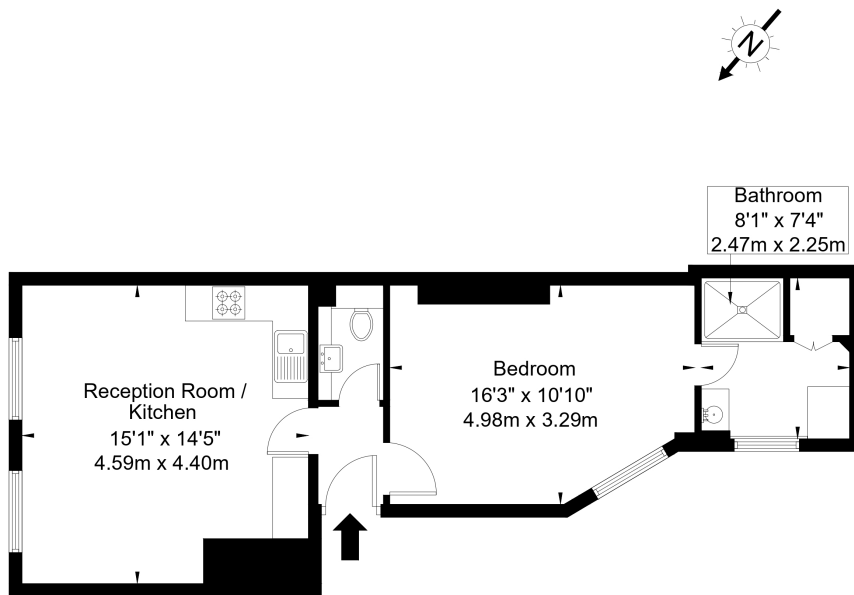


## Bell Street , NW1

A well presented spacious one bedroom apartment situated on the first floor of a period building in Marylebone. Comprising of a good sized bright open plan reception room, kitchen, Master bedroom with en-suite shower room and separate guest WC. The flat boasts high ceilings and wooden floors in the reception room. Near to all shops and restaurants of Edgware Road and both Marylebone & Edgware Road Stations.

## Bell Street, NW1 6SX

Approx Gross Internal Area = 45 sq m / 484 sq ft



First Floor

Ref:

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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. 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:

189 years from March 1977 (142 year unexpired)

#### Service Charge:

£1850 per annum approx

#### Ground Rent:

Peppercorn

#### 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>	
(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		
	68	80

England, Scotland & Wales

EU Directive 2002/91/EC