



KUBIE GOLD  
ASSOCIATES

## SIDDONS LANE MARYLEBONE NW1



- ONE BEDROOM APARTMENT
- SECOND FLOOR WITH BALCONY
- WOOD FLOORS THROUGHOUT

- LARGE L SHAPED RECEPTION
- BRAND NEW KITCHEN
- VERY NEAR PARK & TUBE

**£2,600 pcm**

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

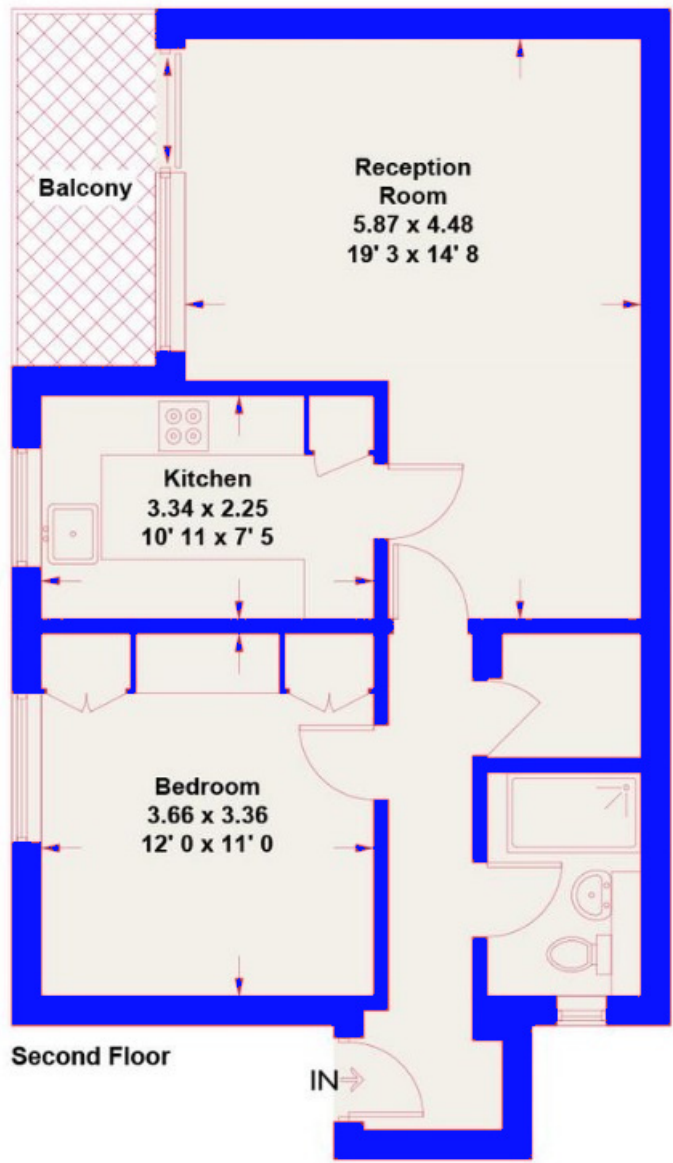
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Siddons Lane, NW1

Well presented newly large one bedroom apartment in well managed private purpose built block, large L shaped reception with balcony, double bedroom with fitted wardrobes giving ample storage, sparate brand new fully fitted kitchen with all appliances W/D D/W large fridge freezer, bathroom with step in shower cubicle, separate storage room off hallway, property benefits from wood floors throughout and has been newly painted throughout, set on the second floor, situated in a quiet residential street near to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations, available immediately.



Siddons Lane  
Approximate Gross Internal Area = 594 sq ft / 55.2 sq m

Local Authority:

Westminster

Tax Band:

Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		

