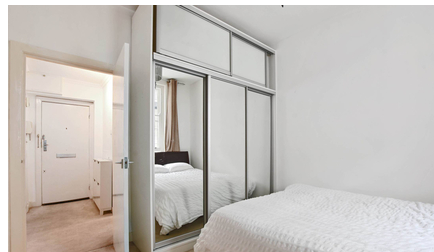




KUBIE GOLD
ASSOCIATES

PARK ROAD NW1



- ONE BED
- RECEPTION
- KITCHEN
- BATHROOM

- INDEPENDENT HEATING & HOT WATER
- LEASHOLD PLUS SHARE OF FREEHOLD
- PORTERAGE AND LIFT

£550,000 Leasehold Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

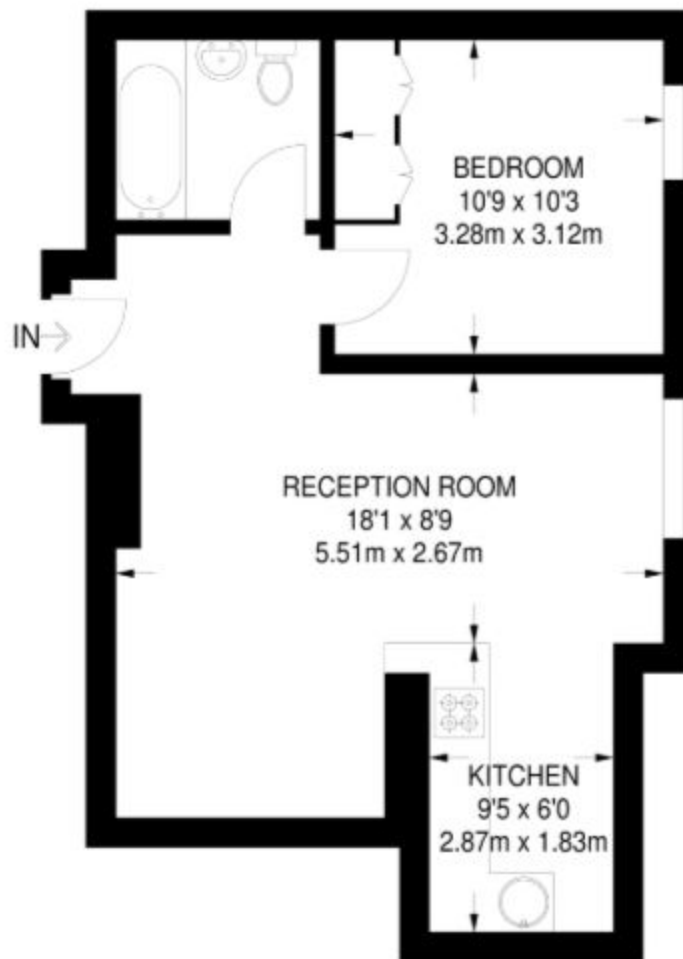
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

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



Park Road, NW1

Bright and Spacious One-Bedroom Retreat - Discover this delightful one-bedroom apartment, nestled on the third floor of a prestigious red-brick mansion block. Boasting 475 sq ft of well-appointed living space, this property offers a harmonious blend of comfort and style.



THIRD FLOOR
475 SQ FT / 44.1 SQ M

This plan has been drawn for illustrative and identification purposes only.

TERMS

Tenure:

981 year plus Share of Freehold

Service Charge:

£2500 per annum approx

Ground Rent:

£0

Local Authority:

Westminster

Tax Band:

Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	