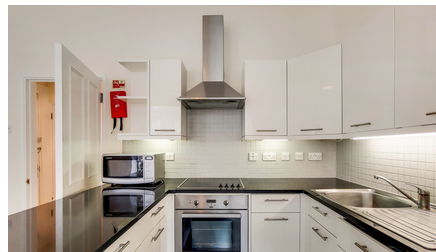




KUBIE GOLD  
ASSOCIATES

## GLOUCESTER PLACE LONDON NW1



- ONE BED APARTMENT
- FIRST FLOOR APARTMENT
- LARGE OPEN PLAN RECEPTION
- PERIOD CONVERSION
- LIGHT & BRIGHT NEUTRAL DECOR
- AVAILBLE 6TH AUGUST

**£2,800 pcm**

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



# Gloucester Place, NW1

Large and spacious one bedroom apartment, reception with open plan fully fitted kitchen, one double bedroom, bathroom with step in shower cubicle, set on the first floor of period conversion, property is light & bright with neutral decor, situated near to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations, available 6th August.

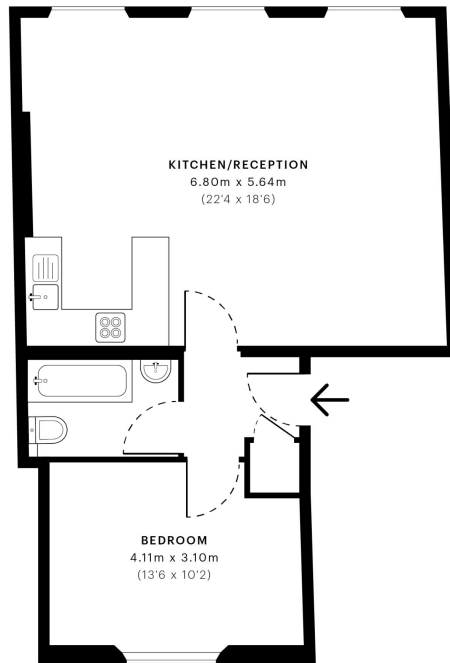


## Gloucester Place, NW1

CAPTURE DATE 18/05/2021 LASER SCAN POINTS 1,483,812

GROSS INTERNAL AREA

57.71 sqm / 621.19 sqft



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
57.71 sqm / 621.19 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
56.05 sqm / 603.32 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.94 sqm / 623.66 sqft  
IPMS 3C RESIDENTIAL 56.53 sqm / 608.46 sqft

spec id: 609e95465c843c0e3837dbb7

## Local Authority:

Westminster

**Tax Band:**

Band D

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			
		49	83

England, Scotland & Wales

EU Directive 2002/91/EC

