



**KUBIE GOLD**  
ASSOCIATES

## **NORTHUMBERLAND MANSIONS LUXBOROUGH STREET W1U**



- ONE BEDROOM FLAT
- RECENTLY DECORATED
- POPULAR MANSION BLOCK

- FITTED WARDROBES
- MOMENTS TO BAKER ST
- NEAR TO HIGH STREET

**£2,500 pcm**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://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



# Northumberland Mansions, W1U

Available immediately.

Recently decorated One bedroom apartment in popular Mansion block, good size reception, double bedroom with fitted wardrobes and balcony, separate fully fitted kitchen, bathroom with step in shower cubicle, set on the second floor, situated in quiet residential street close to Marylebone High Street, near to all shops & restaurants & Baker Street Tube Station, available immediately, also available on a short let basis by separate negotiation.

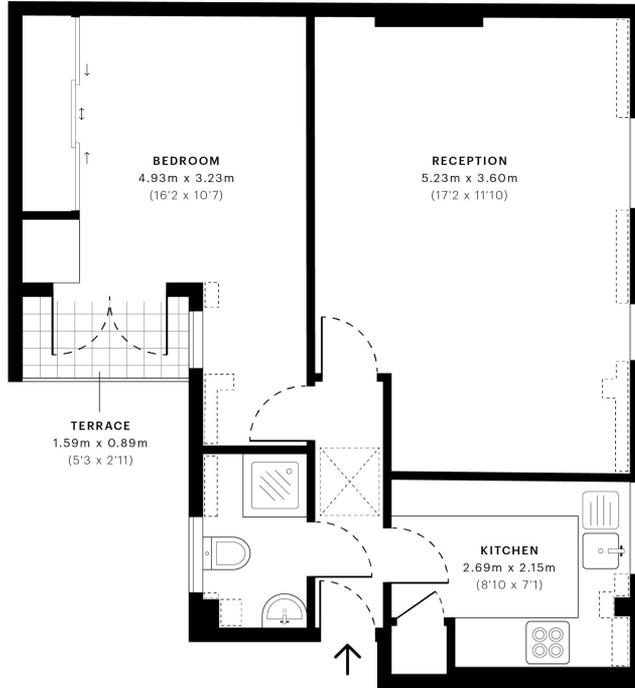


Northumberland Mansions, W1U

CAPTURE DATE 22/12/2020 LASER SCAN POINTS 1,994,835

GROSS INTERNAL AREA

42.06 sqm / 452.73 sqft



— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
42.06 sqm / 452.73 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
40.10 sqm / 431.63 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.40 sqm / 15.07 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
1.22 sqm / 13.13 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 43.37 sqm / 466.83 sqft  
IPMS 3C RESIDENTIAL 41.79 sqm / 449.82 sqft

spec id 5fdb97c3653be90db41cb712

## 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>	75	76
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

