



KUBIE GOLD
ASSOCIATES

COSWAY STREET NW1



- ONE BEDROOM
- RECEPTION
- OPEN PLAN KITCHEN
- BATHROOM
- TERRACE
- CLOSE TO MARYLEBONE STATION
- NEAR TO BAKER STREET STATION
- CLOSE TO REGENTS PARK

£465,000 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



Cosway Street, NW1

A delightful second floor one bedroom apartment in this converted terrace house with reception room, kitchen, bathroom and double bedroom leading to a private roof terrace. In good condition throughout and close to Marylebone Station and within easy reach of Regents Park, Baker Street station and the many leisure facilities of London's West End. Currently tenanted on an AST until August 2022, further details available upon request.

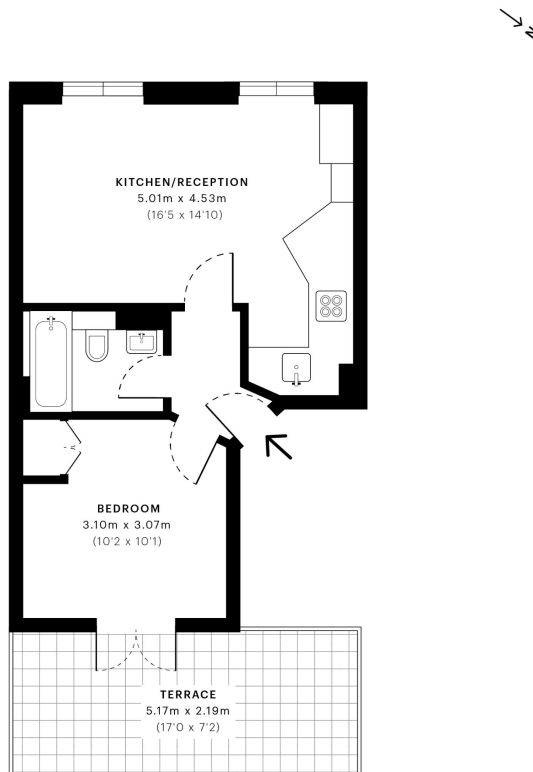


Cosway Street, NW1

CAPTURE DATE 19/01/2021 LASER SCAN POINTS 8,968,450

GROSS INTERNAL AREA

32.84 sqm / 353.49 sqft




— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
32.84 sqm / 353.49 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
31.30 sqm / 336.91 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
11.08 sqm / 119.26 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
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 44.06 sqm / 474.26 sqft
IPMS 3C RESIDENTIAL 42.65 sqm / 461.23 sqft

SPEC ID 6005b1eb8f2ea0dc58bce2e

TERMS

Tenure:

Leasehold plus Share of Freehold

Service Charge:

£2169.08 per annum

Ground Rent:

Nil

Local Authority:

Westminster

Tax Band:

Band C