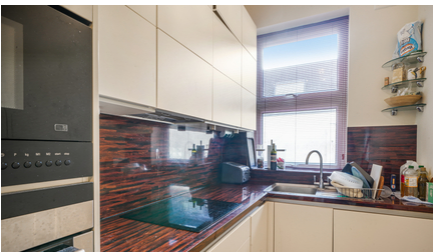




KUBIE GOLD  
ASSOCIATES

## GLOUCESTER PLACE MARYLEBONE NW1



- TWO BEDROOM APARTMENT
- FIRST FLOOR
- HIGH CEILINGS
- BALCONY OFF RECEPTION
- SHOWER ROOM

- FITTED KITCHEN
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR REGENTS PARK
- AIR CONDITIONING TO BEDROOMS

**£765,000 Leasehold**

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

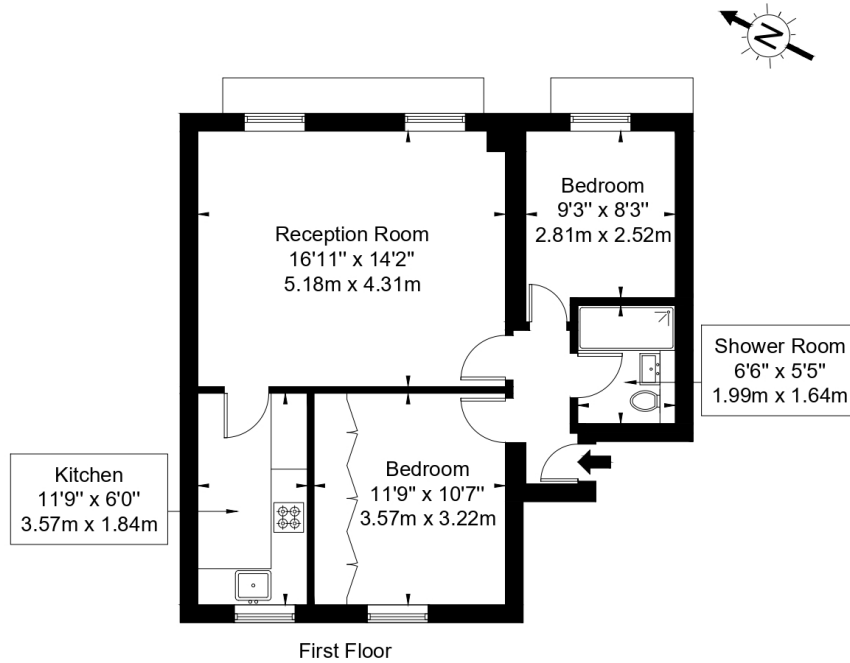
A two double bedroom apartment on the first floor of a small purpose built block with the benefit of high ceilings and a balcony off the reception room and air conditioning to the bedrooms. The building has a lift and communal central heating and hot water. Offered in good condition throughout and located close to Baker Street and Marylebone Stations as well as the open spaces of Regents Park.

## Gloucester Place, NW1 6DX

Approx Gross Internal Area = 56.7 sq m / 610 sq ft

Balcony = 4 sq m / 43 sq ft

Total = 60.7 sq m / 653 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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### TERMS

#### Tenure:

999 years from 25 December 1973 (c 948 years remaining)

#### Service Charge:

Service charge £7200 per annum including reserve fund (2024) Communal Central Heating, hot water & lift

#### Ground Rent:

Peppercorn

#### 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	76	82
(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	