



KUBIE GOLD
ASSOCIATES

2 MANSFIELD STREET MARYLEBONE W1G



- TWO BEDROOMS
- TWO BATHROOMS
- RECEPTION
- OPEN PLAN KITCHEN
- 24 HOUR PORTER
- SHARE OF FREEHOLD
- COUNCIL TAX BAND: G
- SERVICE CHARGE: APPROX £6000 PER ANNUM
- HEATING & HOT WATER INC

£1,800,000 Leasehold Share of Freehold

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

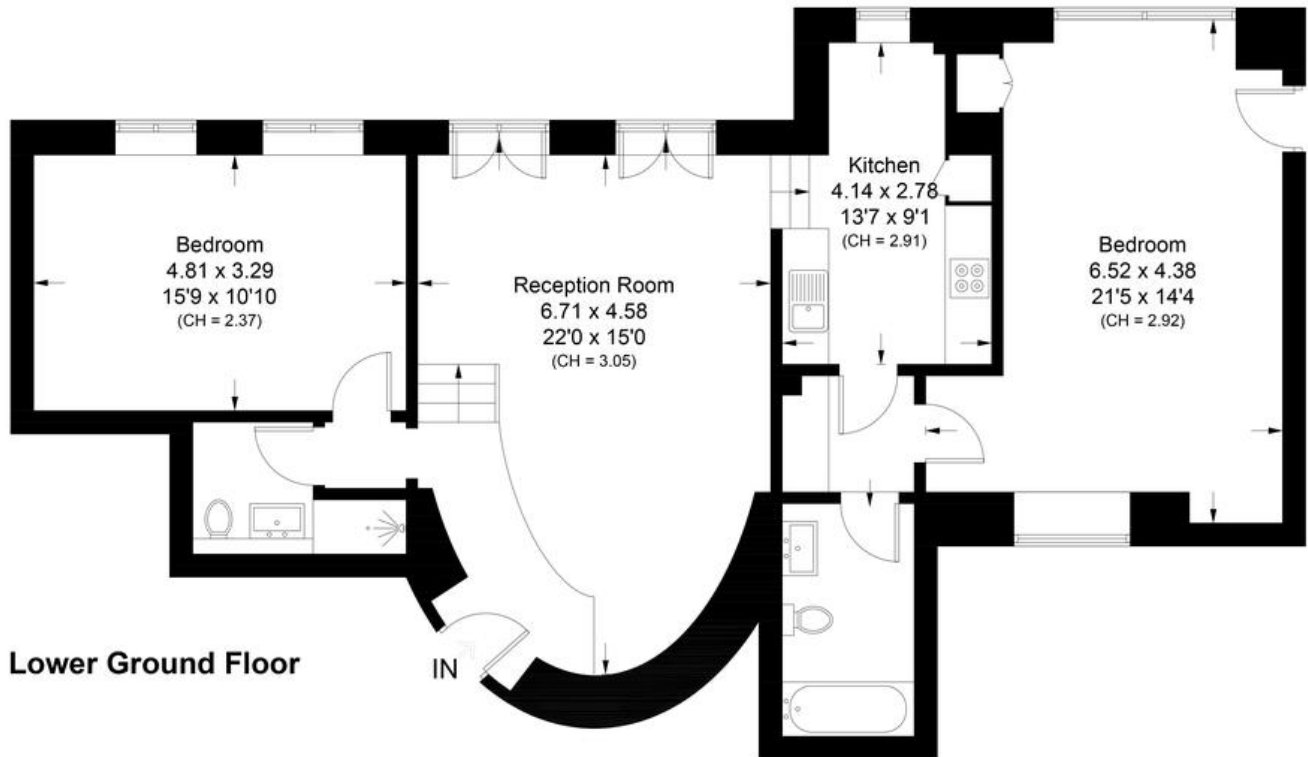


2 Mansfield Street, W1G

A very spacious two bed two bath flat in a particularly attractive and well sought after period building, centrally located, for Marylebone High St, Oxford St, Fitzrovia and Regents Park. The building has twenty four hour concierge, and hot water and heating are included in the service charges. Featuring an open plan kitchen/living room, a very large master bedroom with separate bathroom, second double bedroom with en suite shower room.

Mansfield Street, W1G

Approximate Area = 95.3 sq m / 1026 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

TERMS

Tenure:

Leasehold plus Share of Freehold

Service Charge:

Approx. £6000 per annum to include hot water & central heating

Ground Rent:

Nil

Local Authority:

Westminster

Tax Band:

Band G

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 59 |
| (39-54) | E | | |
| (21-38) | F | 27 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |