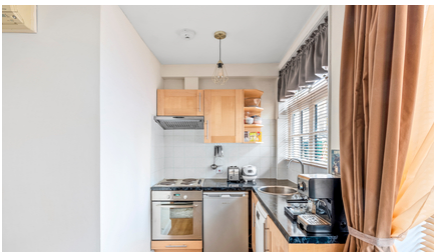




KUBIE GOLD  
ASSOCIATES

## BALCOMBE STREET MARYLEBONE NW1



- ONE BEDROOM
- PERIOD CONVERSION
- OPEN PLAN KITCHEN
- EN SUITE SHOWER
- WOOD FLOORS
- GROUND FLOOR
- AIR CONDITIONING
- PRIVATE PATIO

**£440,000 Leasehold**

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



# Balcombe Street, NW1

A well presented ground floor one bedroom apartment in a period conversion. Boasting reception with open plan kitchen, bedroom with fitted wardrobes and en suite shower room. The property further benefits from air conditioning and wooden floors throughout and is within 1/4 mile to both Baker Street and Marylebone stations and the beautiful open spaces in Regents Park. .

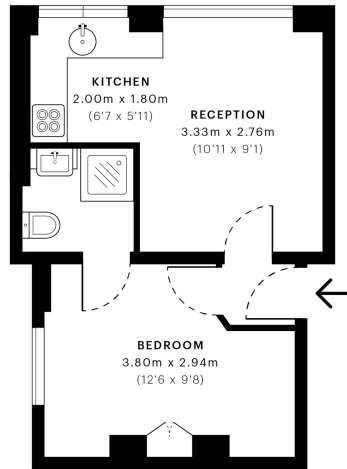
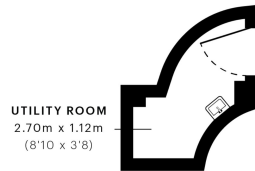


Balcombe Street, NW1

CAPTURE DATE 23/02/2023 LASER SCAN POINTS 35,790,554

GROSS INTERNAL AREA

28.82 sqm / 310.22 sqft



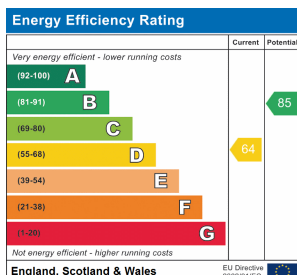
Ground Floor



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.

PMR 261802007MNL 28.22 sqm / 304.84 sqft  
PMR 301802007MNL 28.22 sqm / 304.84 sqft

SPEC ID 563f5035a39982c0da7d20844



**TERMS**

**Tenure:**  
104 Year Lease

**Service Charge:**  
Approx £2200 per annum

**Ground Rent:**  
£50 Per Annum

**Local Authority:**  
Westminster

**Tax Band:**  
Band F