



KUBIE GOLD  
ASSOCIATES

## YORK STREET MARYLEBONE W1U



- TWO BED TWO BATH
- LARGE RECEPTION
- HIGH CEILINGS

- GROUND FLOOR FLAT
- WOOD FLOOR THROUGHOUT
- AVAILABLE IMMEDIATELY

**£800 per week**

SALES, LETTINGS & PROPERTY MANAGEMENT

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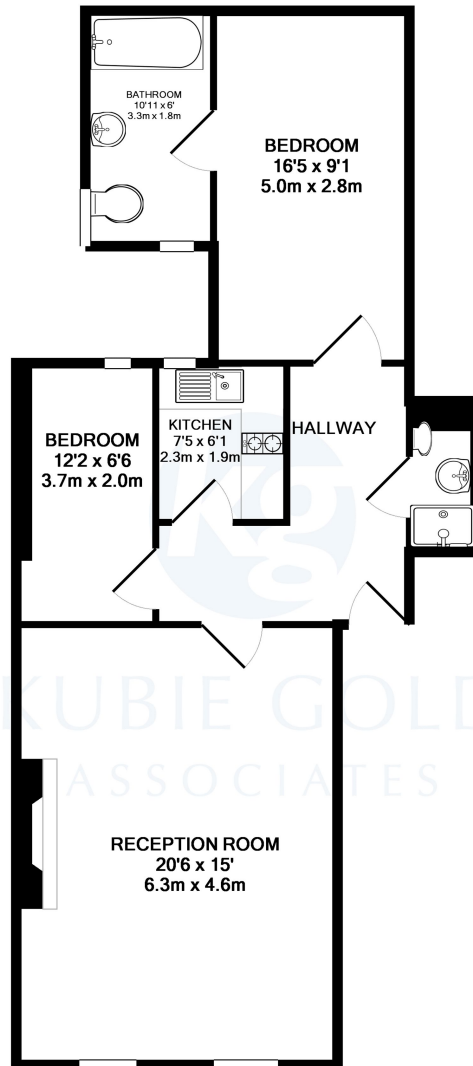
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



## York Street, W1U

Newly refurbished large two bedroom two bathroom apartment in period conversion, large reception with high ceilings, Master bedroom with en-suite bathroom, further bedroom, fully fitted kitchen, shower room, property benefits from wood floors throughout, set on the ground floor, property is situated in the heart of Marylebone mnear to all shops and resyaurants, very close to Baker Street Tube Station, available immediately.



TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Local Authority:

Westminster

## Tax Band:

Band F

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>		
(55-68)	<b>D</b>	70	81
(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	

