



**KUBIE GOLD**  
ASSOCIATES

## **GLOUCESTER PLACE MARYLEBONE NW1**



- ONE BEDROOM
- RECEPTION ROOM
- SHOWER ROOM
- KITCHEN
- LONG LEASE (952 YEARS)
- SHARE OF FREEHOLD

**£585,000 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



# Gloucester Place, NW1

Located on the ground floor of this period building we are delighted to offer this one bedroom apartment with separate kitchen and shower room. In good condition throughout with high ceilings and ornate cornicing situated close to Regents Park, Baker Street and Marylebone Stations and the shopping, restaurant and leisure facilities of the area.

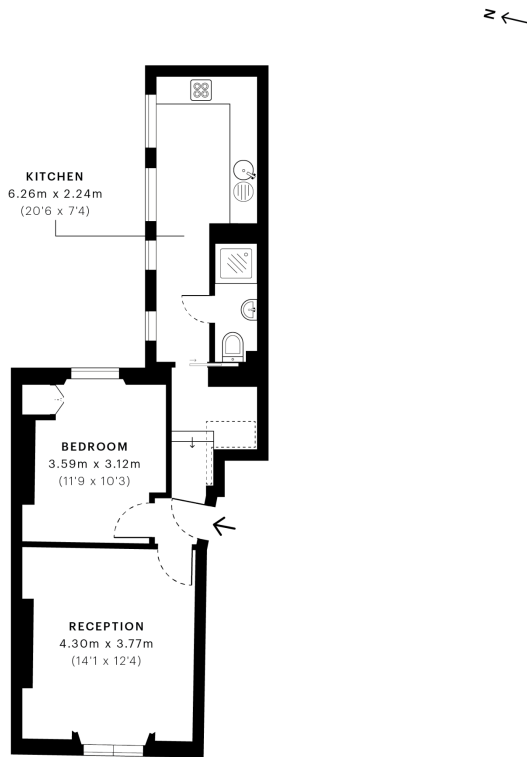


## Gloucester Place, NW1

CAPTURE DATE 02/03/2021 LASER SCAN POINTS 1,721,037

GROSS INTERNAL AREA

47.02 sqm / 506.12 sqft



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
47.02 sqm / 506.12 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
43.22 sqm / 465.22 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m  
0.79 sqm / 8.50 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 45.96 sqm / 494.71 sqft  
IPMS 3C RESIDENTIAL 43.43 sqm / 467.48 sqft

SPEC ID 603d00d33adc690dbca30184

## TERMS

### Tenure:

999 years from 24 June 1977 (952 years) plus

Share of Freehold

### Service Charge:

£1,416 per annum

### Ground Rent:

Nil

### Local Authority:

Westminster

### Tax Band:

Band D

