KUBIE GOLD
ASSOCIATES

# BALCOMBE STREET
# NW1









- TWO BEDROOMS
- BATHROOM
- RECEPTION ROOM
- KITCHEN
- UNMODERNISED DUPLEX APARTMENT
- LEASEHOLD PLUS SHARE OF FREEHOLD
- CLOSE BAKER STREET & MARYLEBONE STATIONS
- NEAR REGENTS PARK

## £800,000 Leasehold Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT
Tel:
020 7563 7272
36 Ivor, Regents Park, London, NW1 6EA
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

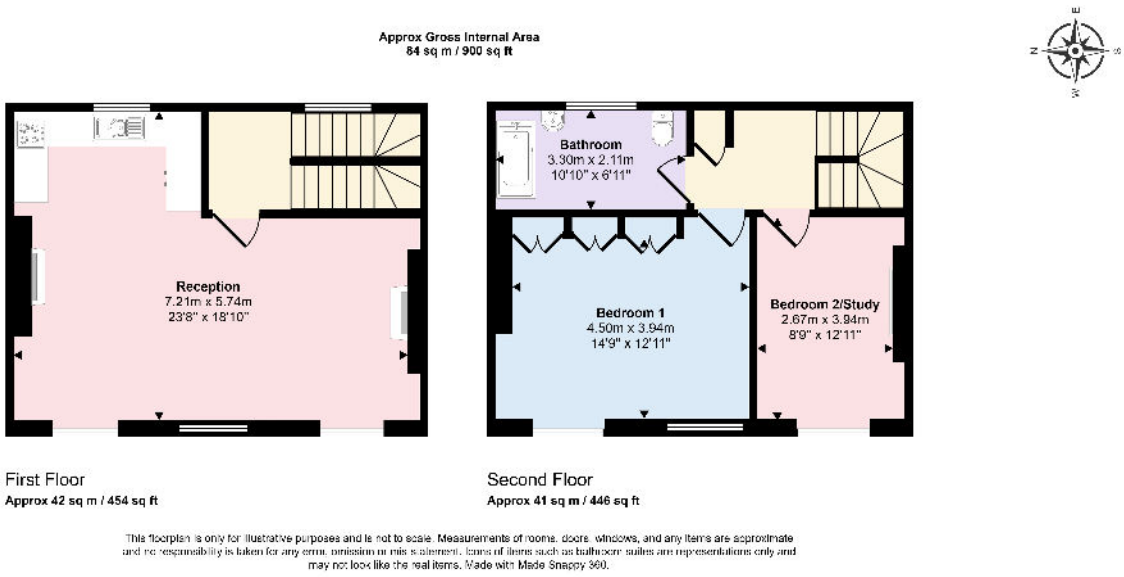
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**Balcombe Street, NW1**

Situated in the heart of the Dorset Square Conservation Area, within an elegant Grade II Listed Edwardian terrace, this unmodernised duplex apartment offers a rare opportunity to create a bespoke home in one of Marylebone's most sought-after locations. The accommodation is currently arranged as a reception room with recessed open-plan kitchen, two bedrooms and a bathroom, and is held on a long lease with a share of the freehold.

Conveniently located moments from Regent's Park, Baker Street and Marylebone stations, together with the area's renowned shopping, restaurant and leisure amenities, the property offers exceptional potential for improvement, with the requirement for modernisation reflected in the asking price.




**TERMS**

**Tenure:**
95 year lease plus Share of Freehold
**Service Charge:**
£2,937.60 per annum
**Ground Rent:**
£250 per annum
**Local Authority:**
Westminster
**Tax Band:**
Band E

