



**BALCOMBE STREET, LONDON, NW1**

**£1,595,000**

**Carter Jonas**

# BALCOMBE STREET, LONDON, NW1

A beautifully refurbished three bedroom apartment arranged over the upper three floors of an elegant Georgian terrace in the sought after Dorset Square Conservation Area, offering over 1,200 sq ft of bright, intelligently designed living space.

The property features a striking open plan kitchen/reception room with high ceilings and direct access to a west facing terrace, three double bedrooms each with its own en suite bathroom, excellent storage, a utility cupboard and high quality finishes throughout. The top floor principal suite has wall to wall French doors opening onto a second private roof terrace.

Quietly positioned moments from Regent's Park, Baker Street and Marylebone stations, this turnkey home benefits from a Share of Freehold and is offered chain free.

Service Charge: £0  
Ground Rent: £0  
Building Insurance due per Annum - £1,695.40

Heating and Hot Water: Gas

Parking: None included with apartment / On street may be available: <https://www.westminster.gov.uk/parking/parking-residents>

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property. Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

## AMENITIES

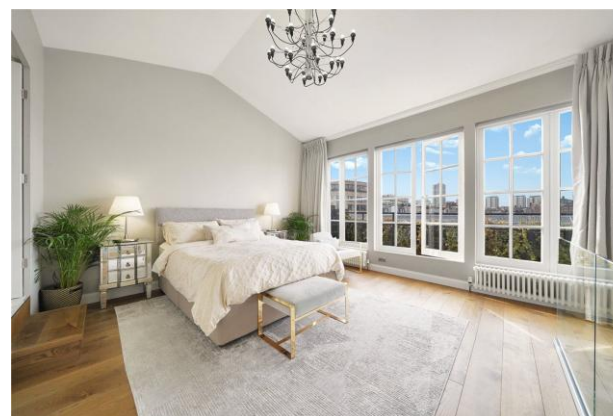
- 3 Bedrooms
- 3 Bathrooms
- 2 Private Terraces

**TENURE** Share of Freehold (F)

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** D

## A BEAUTIFULLY REFURBISHED THREE BEDROOM APARTMENT ARRANGED OVER THE UPPER THREE FLOORS OF AN ELEGANT GEORGIAN TERRACE IN THE SOUGHT AFTER DORSET SQUARE CONSERVATION AREA.





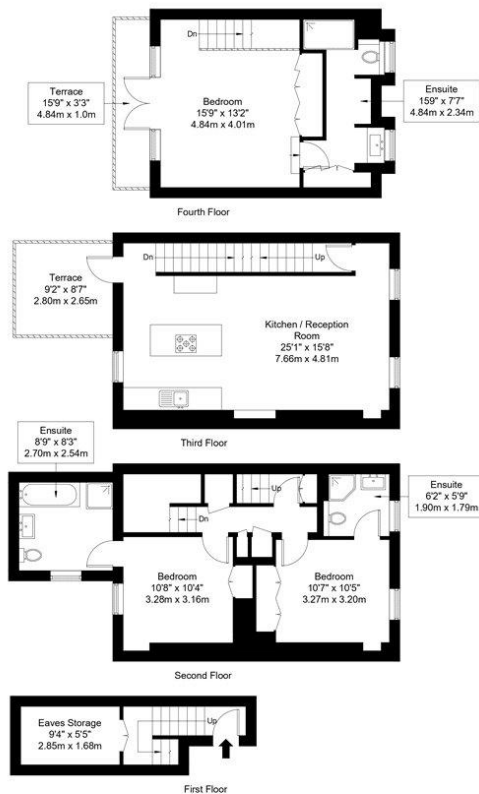
# Balcombe Street, NW1 6NE

Approx Gross Internal Area = 119.72 sq m / 1289 sq ft

Eaves Storage = 4.96 sq m / 53 sq ft

Terraces = 12.26 sq m / 132 sq ft

Total = 136.94 sq m / 1474 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Mayfair 020 7493 0676

mayfair.sales@carterjonas.co.uk  
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk  
Offices throughout the UK

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