

# CUI

CITY & URBAN INTERNATIONAL

**Balcombe Street, London, NW1**

**£2,650 pcm**



## Full Description

This beautiful recently renovated one bedroom apartment is located in a quiet but prime area of Marylebone, with top transport links (5 mins walk), and main tourist attractions such as Sherlock Holmes Museum (5 mins walk), Madame Tussauds (8 min walk) and Regents Park (8 mins walk) on its doorstep! The flat offers an open plan kitchen and lounge/diner with sofa bed, double bed bedroom & bathroom.

This flat is on the ground floor of a stunning Georgian period terraced house. The entrance hallway opens to the kitchen/living area, bedroom and bathroom.

Water: Mains

Electricity: Mains

Heating: Electric

Mobile Phone Coverage both indoor and outdoor from all providers:  
EE, Three (Data limited) O2, Vodafone

Broadband Coverage

Standard 15mbps download and 1mbps upload

Superfast 80mbps download and 20mbps upload

Ultrafast 1000mbps download and 1000mbps upload

Available networks Openreach

Available. Viewings highly recommended.

Westminster Council Tax Band: C

EPC rating: D

Holding Deposit: £611 (1 week)

Tenancy Deposit: £3057 (5 weeks)

## Features

- Recently renovated
- Minutes walk to Marylebone & Baker Street Station
- Modern kitchen with all appliances
- Wood floors throughout

## Contact Us

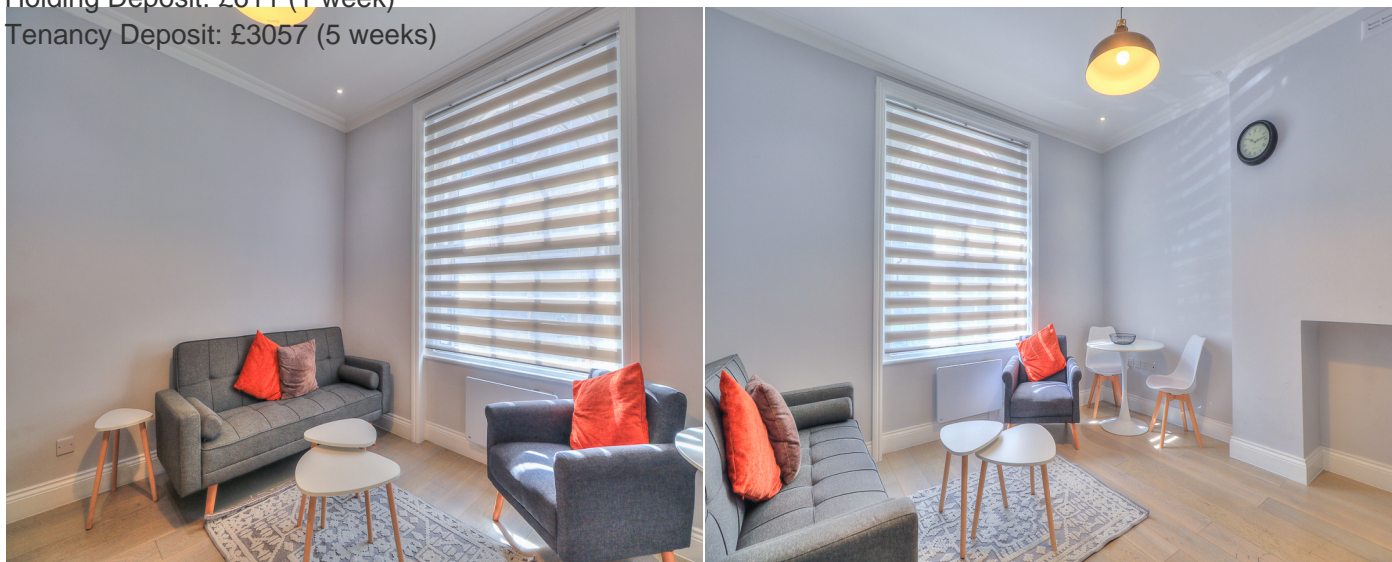
**CUI**

25 Phipp Street, London

EC2A 4NP

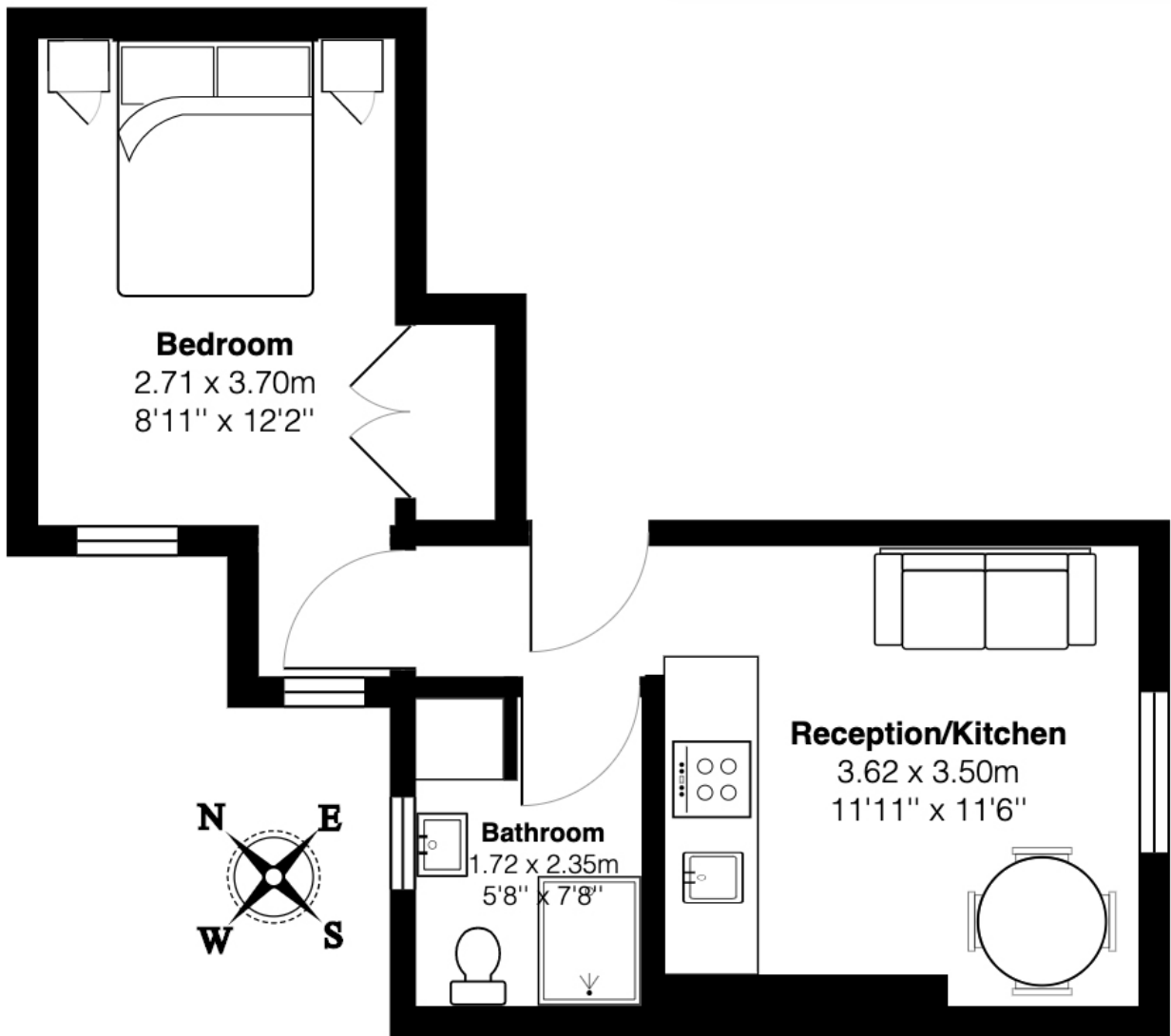
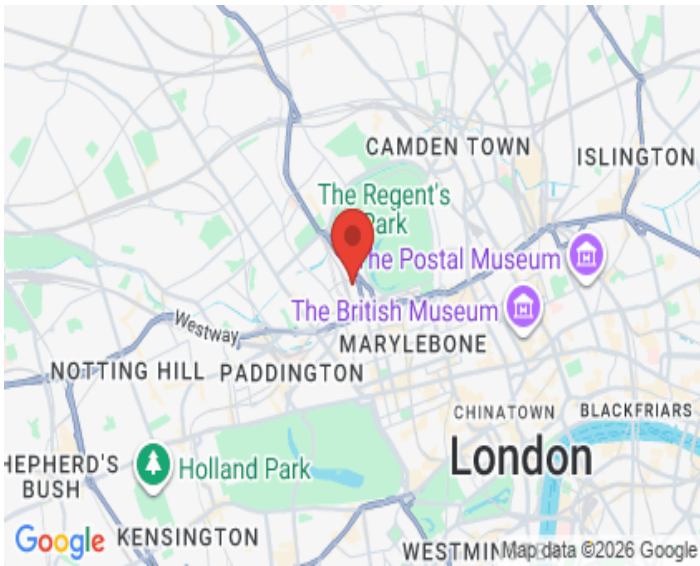
T: 02077293344

E: [shoreditch@cityandurban.com](mailto:shoreditch@cityandurban.com)





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>		102	(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	42		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC



**Ground Floor**

All measurements are approximate and for display purposes only