



KUBIE GOLD  
ASSOCIATES

## IVOR COURT GLOUCESTER PLACE MARYLEBONE NW1



- LARGE ONE BEDROOM
- SEPERATE KITCHEN
- INC HEATING & HOT WATER

- NEAR TO PARK & TUBES
- PORTERED ART-DECO BLOCK
- WOOD FLOORS THROUGHOUT

**£525,000 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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

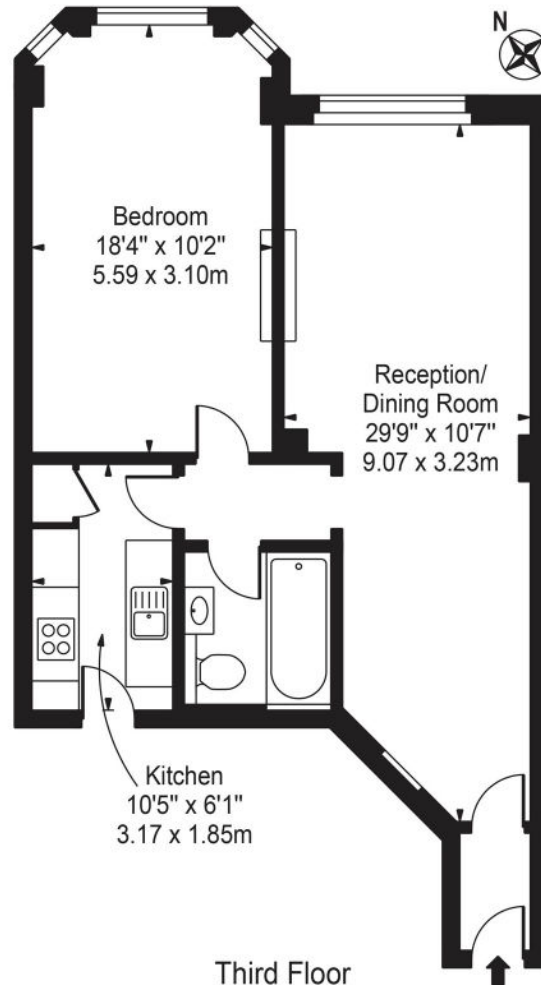


## Ivor Court Gloucester Place, NW1

Large one bedroom apartment in well managed portered block, large reception with dining area, double bedroom with ample storage, separate fully fitted kitchen, full bathroom, property benefits from wood floors throughout furnished in contemporary style, includes heating and hot water, 24 hour Porter service, near to Regents Park and both Marylebone & Baker Street Tube Stations.

### Ivor Court

Approx. Gross Internal Area 620 Sq Ft - 57.60 Sq M



Third Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

### Tenure:

100 years

### Service Charge:

£5900 per annum plus reserve fund of £1700

### Ground Rent:

£35

### Local Authority:

Westminster

### Tax Band:

Band D

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| A (92+)                                     |           |
| B (81-91)                                   |           |
| C (69-80)                                   | 75        |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   | 83        |