



KUBIE GOLD  
ASSOCIATES

## IVOR COURT GLOUCESTER PLACE NW1



- LARGE STUDIO
- HIGH STANDARD
- PORTERED BLOCK

- BRIGHT AND AIRY
- WOODEN FLOORS
- AVAILABLE 1ST JULY

**£475 per week**

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

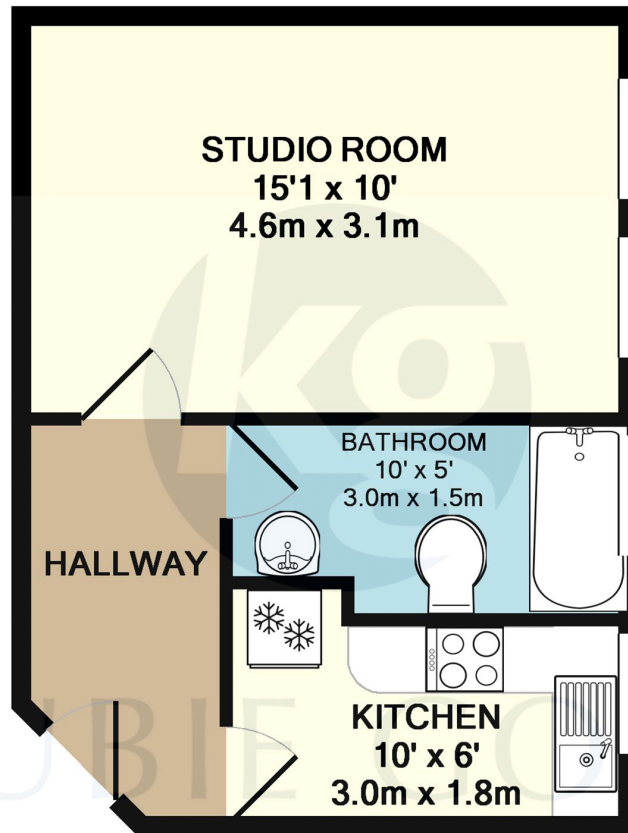
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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



## Ivor Court, NW1

A spacious and bright studio apartment located on the fourth floor of this popular recently refurbished portered block. Offered to the market in good decorative condition, Ivor Court is conveniently located opposite both London Business School, Regents Park and within 1/4 mile to Baker Street tube station. Available 1st July.



IVOR COURT, GLOUCESTER PLACE, MARYLEBONE, LONDON, NW1  
TOTAL APPROX. FLOOR AREA 298 SQ.FT. (27.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Local Authority:

Westminster

## Tax Band:

Band C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	74 78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

