



**KUBIE GOLD**  
ASSOCIATES

## **IVOR COURT GLOUCESTER PLACE NW1**



- LARGE ONE BEDROOM
- WELL PRESENTED
- SEPERATE KITCHEN
- SECOND FLOOR
- ONE BEDROOM
- LIFT
- 24 HOUR PORTER
- OPPOSITE REGENTS PARK

**£525,000 Leasehold**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

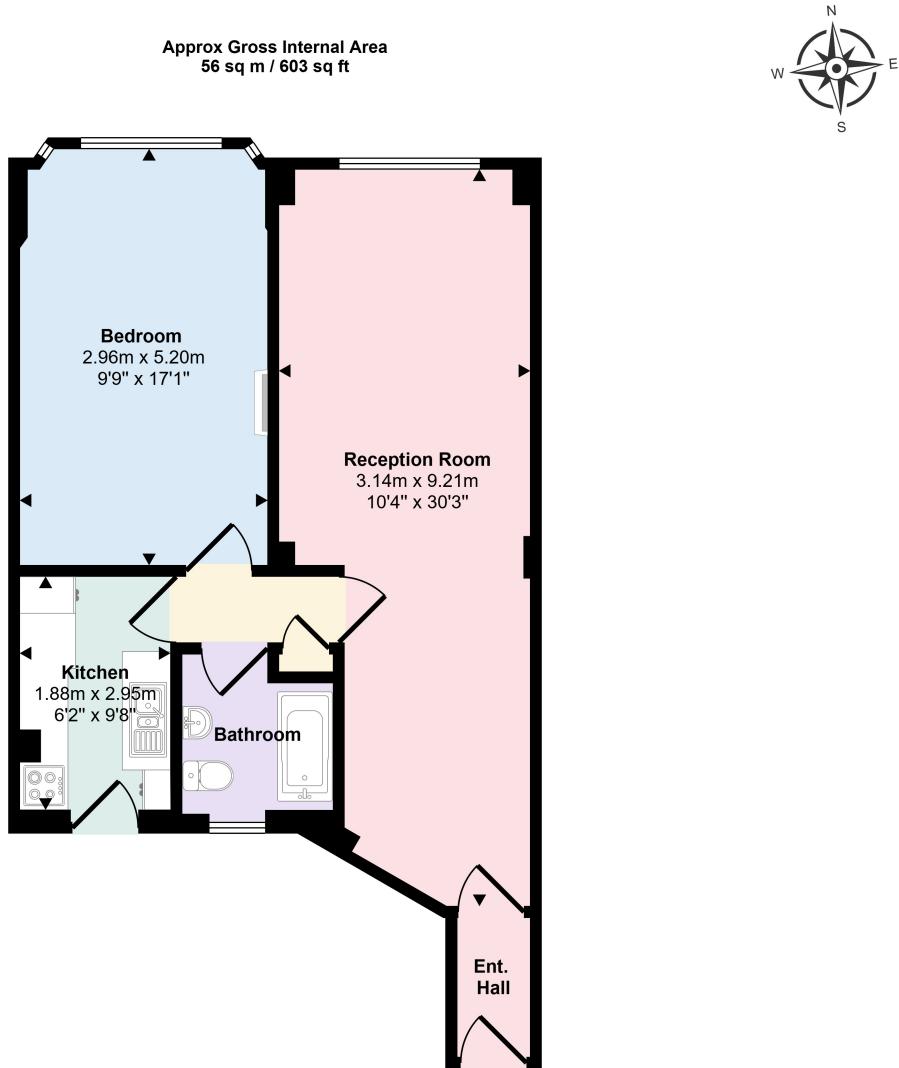
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## Ivor Court, NW1

A well-presented and generously sized one-bedroom apartment set on the second floor of a well-managed, 24-hour portered building. The property comprises a large reception room with dining area, double bedroom, separate fully fitted kitchen, and family bathroom. Wood flooring throughout. Heating, hot water, two lifts and portage included in the service charge. Ideally located close to Regent's Park and within easy reach of Marylebone and Baker Street Underground stations.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## TERMS

### Tenure:

100 year lease

### Service Charge:

£5960 per annum to include heating and hot water plus reserve fund of £1812 per annum.

### Ground Rent:

To be advised

### Local Authority:

Westminster

### Tax Band:

Band D

