



**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

**£599,950 Leasehold**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

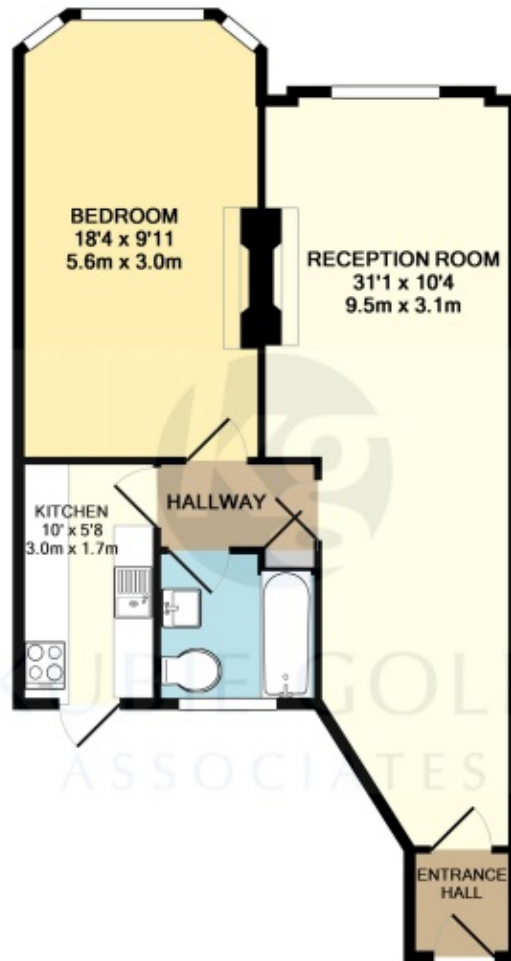
Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

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Company Registration No. 7271501 registered in England and Wales



## Ivor Court, NW1

Well presented large one bedroom apartment located on the second floor in well managed portered block. Comprising large reception with dining area, double bedroom, separate fully fitted kitchen and family bathroom. The property benefits from wood floors throughout and includes heating, hot water and 24 hour Porter in the service charge. located near to Regents Park and both Marylebone & Baker Street Tube Stations. Lease 103 years, service charge and reserve fund £9,000 per annum to include 24 hour porters, lifts, cer



IVOR COURT, GLOUCESTER PLACE, NW1  
TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.9 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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### TERMS

#### Tenure:

103 year lease

#### Service Charge:

£5795.52 per annum to include heating and hot water plus reserve fund of £3140 per annum.

#### Ground Rent:

£35 per annum

#### Local Authority:

Westminster

#### Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	