



KUBIE GOLD
ASSOCIATES

IVOR PLACE NW1



- TWO BEDROOMS
- TWO BATHROOMS
- HIGH SPECIFICATION
- DUPLEX MAISONETTE
- LONG LEASE
- CLOSE TO MARYLEBONE & BAKER STREET STATION

£775,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

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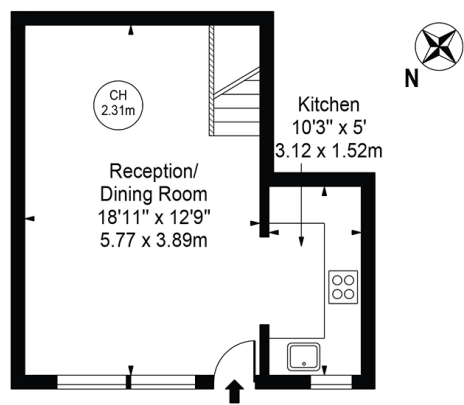
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Company Registration No. 7271501 registered in England and Wales



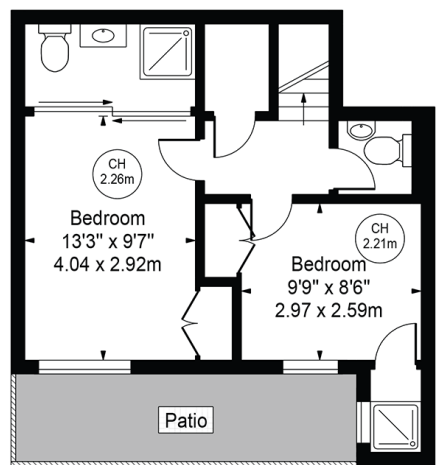
Ivor Place, NW1

Nestled within Marylebone's coveted Dorset Square Conservation Area, this two-double bedroom duplex maisonette offers a blend of period elegance and modern luxury across the ground and basement levels of a converted building. The ground floor features a good-sized reception room with a gas fire stove, large flat-screen TV, and surround sound, seamlessly connecting to an open-plan, fully fitted high-tech kitchen. Downstairs, two generous double bedrooms await, each with an en-suite. Located on a quiet residential street, it's just moments from Regent's Park and offers excellent transport links via Baker Street Tube and Marylebone Station.

Ivor Place
Approx. Gross Internal Area 677 Sq Ft - 62.90 Sq M



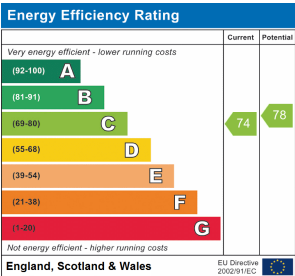
Upper Floor
(299 Sq Ft - 27.78 Sq M)



Lower Floor
(378 Sq Ft - 35.12 Sq M)

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:

150 years from 3/3/2017

Service Charge:

TBA

Ground Rent:

TBA

Local Authority:

Westminster

Tax Band:

Band F