



# KUBIE GOLD ASSOCIATES

## IVOR PLACE NW1



- TWO BEDROOMS
- TWO BATHROOMS
- SPLIT LEVEL

- HIGH SPECIFICATION
- CLOSE TO PARK AND TUBE
- AVAILABLE IMMEDIATELY

**£695 per week**

### SALES, LETTINGS & PROPERTY MANAGEMENT

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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

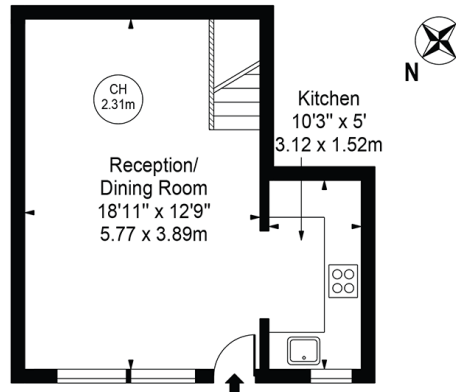


## Ivor Place, NW1

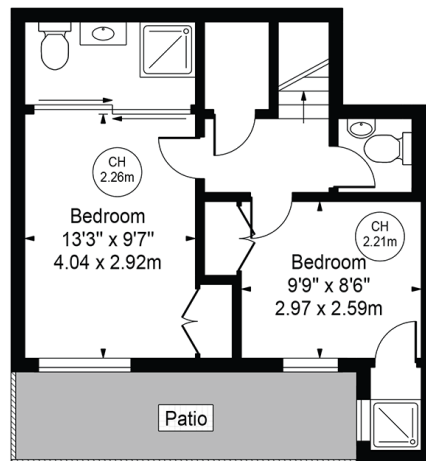
Beautifully refurbished to a high specification, a two double bed apartment in a period conversion, good size reception with gas fire stove, large flat screen T.V. and surround sound, open plan fully fitted hi tec. kitchen, master bed with en suite step in power shower steam room, further bedroom with en suite step in power shower, marble floors throughout, on a quiet residential street close to the open spaces of Regents Park and close to both Baker Street Tube and Marylebone Station. Available immediately.

### 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.

### Local Authority:

Westminster

### Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-109)		
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	

