



KUBIE GOLD  
ASSOCIATES

## IVOR COURT GLOUCESTER PLACE NW1



- HEATING & HOT WATER INC
- 5TH FLOOR (WITH LIFT)
- 24 HOUR PORTER

- NEAR TO PARK & TUBES
- WOOD FLOORS THROUGHOUT
- LARGE & SPACIOUS

**£599,950 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

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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 large one bedroom apartment in well managed 24 hour Portered block, good size reception with dining area, double bedroom with ample storage, fully fitted kitchen and a family bathroom. The apartment benefits from wood floors throughout, heating & hot water is included in the rent, set on the fifth floor with lift, opposite the open spaces of Regents Park and both Marylebone & Baker Street Stations. Lease 103 years, service charge and reserve fund £9,000 per annum to include 24 hour porters, lifts, central heating and hot water.

## Ivor Court Gloucester Place NW1 6BP

Approx Gross Internal Area = 58.5 sq m / 629 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### TERMS

#### Tenure:

103 years

#### Service Charge:

£5696 per annum to include heating and hot water plus reserve fund of £3195 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	