



**KUBIE GOLD**  
ASSOCIATES

## **GLOUCESTER PLACE NW1**



- 24 HOUR PORTER
- HEATING & HOT WATER INC
- CLOSE MARYLEBONE & BAKER STREET STATION
- NEAR REGENTS PARK
- EXCELENT CONDITION
- SHARE OF FREEHOLD

**£360,000 Leasehold Share of Freehold**

**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)

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



## Gloucester Place, NW1

A recently refurbished, modern studio apartment set within a portered block located moments from both Regent's Park and Baker Street stations. The property offers a studio room/reception, a fold-down bed with fitted wardrobes on either side, a kitchen, and a bathroom. Further benefits include a separate external storage unit as well as heating and hot water included in the service charge. Ivor Court is located on Gloucester Place, just moments from the open spaces of Regent's Park and within easy walking distance of Baker Street and Marylebone stations.

### Gloucester Place, NW1

Approximate Gross Internal Floor Area : 273 sq ft / 25.4 sq m

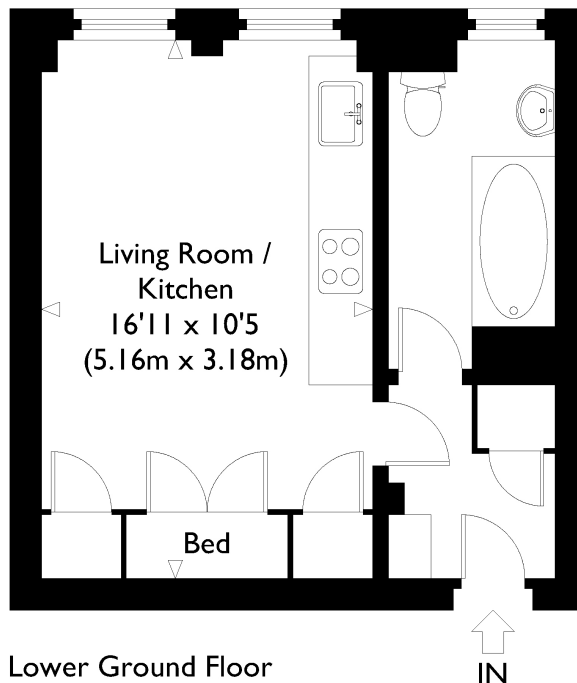


Illustration for identification purposes only, measurements are approximate, not to scale.

### TERMS

#### Tenure:

999 years from January 2021 plus share of freehold

#### Service Charge:

£3,135.12 per annum plus reserve fund  
£1209.60 per annum

#### Ground Rent:

Nil

#### Local Authority:

Westminster

#### Tax Band:

Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
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