



KUBIE GOLD
ASSOCIATES

IVOR PLACE MARYLEBONE NW1



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

£695,000 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

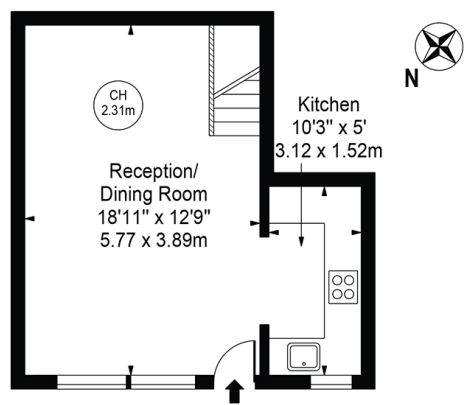


Ivor Place, NW1

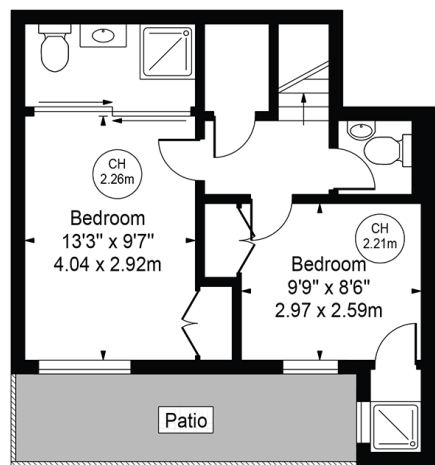
The ground floor features a good-sized reception room, perfect for entertaining, complete with a charming gas fire stove, a large flat-screen TV, and integrated surround sound for an immersive experience. This flows seamlessly into the open-plan, fully fitted kitchen, designed for both functionality and style.

Descend to the basement level to discover two generously proportioned double bedrooms, each offering a private sanctuary. The master bedroom benefits from a en-suite step-in power shower and steam room, providing a spa-like retreat. The second double bedroom also boasts an en-suite with a step-in power shower, ensuring comfort and convenience for residents and guests alike.

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



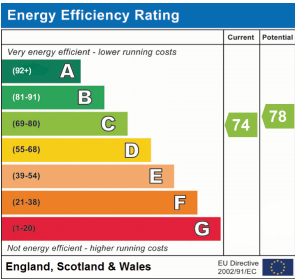
Upper Floor
(299 Sq Ft - 27.78 Sq M)



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