



KUBIE GOLD
ASSOCIATES

IVOR COURT GLOUCESTER PLACE NW1



- ONE BED FLAT
- 8TH FLOOR LIFT
- WOOD FLOORS

- INC HEAT & HOT WATER
- 24 HOUR PORTER

£450,000 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

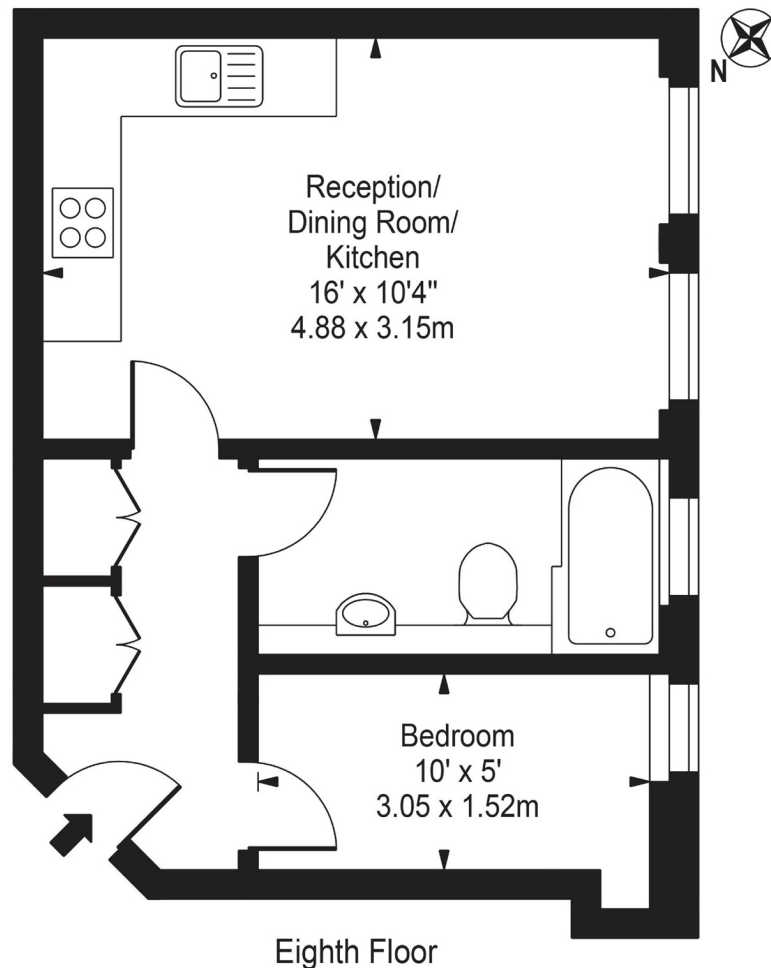


Ivor Court, NW1

One bedroom flat in excellent condition in popular Portered block, reception with fully fitted open plan kitchen, double bedroom, fitted wardrobes, fully tiled bathroom and benefits from wood floors throughout. Set on the 8th floor with lift, with communal heating & hot water. Secure building with 24 hour Porter, situated near to the open spaces of Regents Park and both Marylebone & Baker Street Tube Stations.

Ivor Court

Approx. Gross Internal Area 335 Sq Ft - 31.12 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:

Lease 103 years

Service Charge:

£3236 per annum plus £1249.20 reserve fund and including hot water and central heating

Ground Rent:

£35 per annum

Local Authority:

Westminster

Tax Band:

Band C

