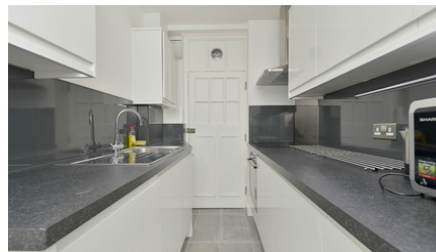




KUBIE GOLD
ASSOCIATES

IVOR COURT GLOUCESTER PLACE NW1



- LARGE ONE BEDROOM
- NEWLY REFURBISHED
- MANAGED PORTERED BLOCK

- SEPERATE KITCHEN
- INC HEATING & HOT WATER
- NEAR TO THE PARK & TUBES

£625,000 Leasehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: info@kubie-gold.co.uk Website: 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

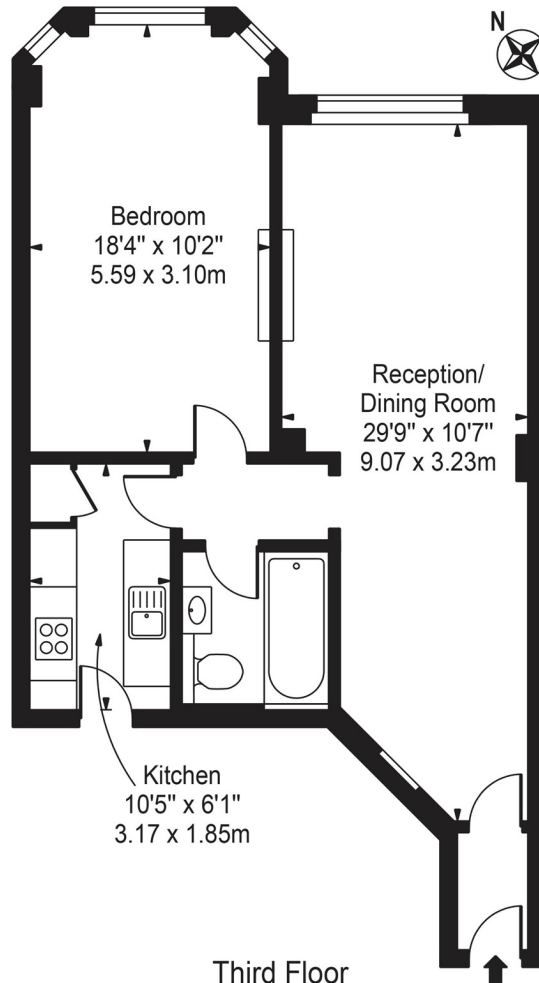


Ivor Court, NW1

Totally refurbished large one bedroom apartment in well managed portered block, large reception with dining area, double bedroom with ample storage, separate fully fitted kitchen, full bathroom, property benefits from wood floors throughout finished in contemporary style, includes heating and hot water, 24 hour Porter service, near to Regents Park and both Marylebone & Baker Street Tube Stations.

Ivor Court

Approx. Gross Internal Area 620 Sq Ft - 57.60 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:

103 years

Service Charge:

£6512.80 per annum to include heating and hot water plus reserve fund of £2512 per annum

Ground Rent:

£35 per annum

Local Authority:

Westminster

Tax Band:

Band D