



IVOR COURT GLOUCESTER PLACE

NW1 6BJ

£1,750 PER MONTH

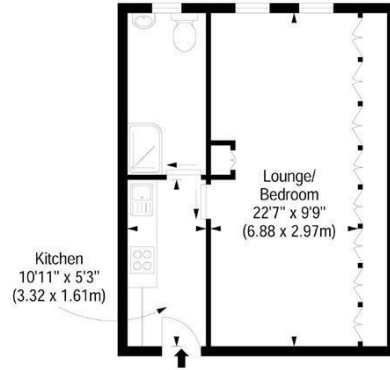
INCLUSIVE OF HOT WATER HEATING & HEATING

Well presented studio apartment situated in purpose built block with porterage, concierge and passenger lift. The flat is offered in good condition throughout and benefits from neutral decor.

Ivor Court is within a short walking distance to Baker Street underground station (Bakerloo, Circle, Hammersmith and City, Metropolitan and Jubilee line) & Marylebone station as well as the amenities of Marylebone. The building benefits from 24-hour porterage, beautiful and fairly newly decorated communal areas and a passenger lift.

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Ivor Court, Gloucester Place, London NW1
 Approximate Gross Internal Area 388 sq ft / 36.05 sq m



Basement

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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