



Ivor Court

Gloucester Place, NW1

Asking Price £539,000

Sole Agent. A bright and spacious 1 bedroom apartment on the 4th floor of this well located purpose built block. The property is offered in good decorative condition throughout and has a spacious 33ft lounge/dining and a 15ft bedroom.

The building has recently been the subject of a modernisation program including new passenger lifts, completely re-modelled communal areas and a spacious art deco themed entrance lobby.

Ivor Court is located close to the London Business School and Regent's Park with amenities on Baker Street and Marylebone High Street nearby. Both Marylebone and Baker Street stations are within a 5 minute walk.



Ivor Court

Gloucester Place, NW1

- One Bedroom Apartment
- Share of Freehold
- 625 sq. ft.
- 33ft Reception Room
- 24 Hour Porter
- Lift
- Central Heating & Hot Water included in Service Charge



Tenure: Share of Freehold

Service Charge: £8,155pa (Includes a sinking fund contribution of £2,512pa)

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	72	81
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		

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

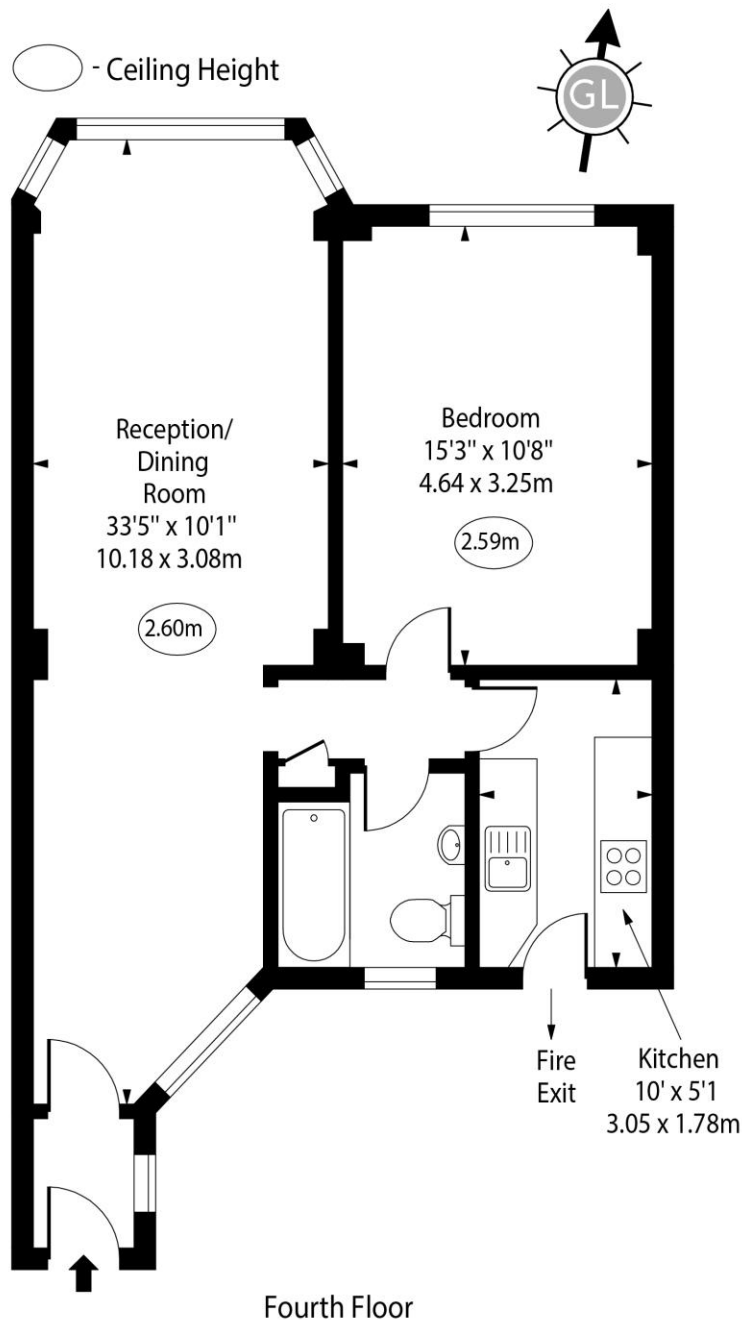
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Ivor Court,
Gloucester Place, NW1



Approx Gross Internal Area 625 Sq Ft - 58.06 Sq M

For Illustration Purposes Only - Not To Scale

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