



Ivor Court

Gloucester Place, NW1

Asking Price £498,000

A rare find: 625 sq. ft, bright, spacious, well-maintained 1-bedroom apartment, just 5 minutes walk from Baker Street and Marylebone station. With a 24-hour concierge for enhanced safety, recently upgraded communal areas (including a co-working space), lift access, and share of freehold tenure, this property is ideal for professionals, students, or investors seeking a secure, well-managed home in Zone 1.

This generously sized, 4th floor apartment includes a 15ft bedroom, and vast 33ft reception room, ideal for entertaining, remote working, or relaxing. Moments away from the open green spaces of Regent's Park, boutique shops of Marylebone, combining central London convenience with timeless elegance.

CHESTERTONS



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

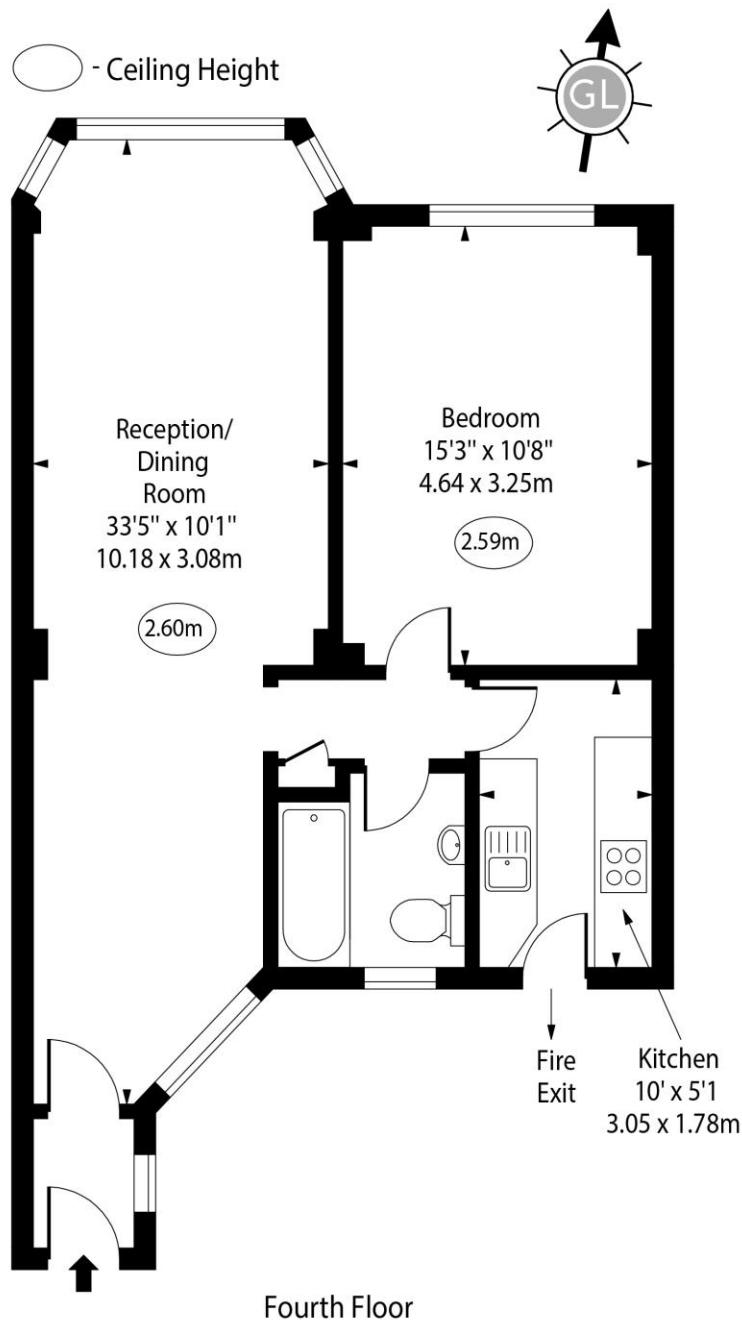
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Ivor Court,
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Approx Gross Internal Area 625 Sq Ft - 58.06 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Produced for Chestertons

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