



Ivor Court Gloucester Place London, NW1



922 SQ. FT.



3 Bedrooms



1 Bathroom

A beautifully presented and interior designed three-bedroom apartment (922 sq ft / 86 sq m) situated on the fourth floor of this popular portered building moments from the open spaces of Regent's Park. The property comprises reception room with dining area, fully fitted separate kitchen, two double bedrooms, one single bedroom, family bathroom and guest cloakroom. Further benefits include a porter, passenger lift and ample storage. Ivor Court is a smart Art Deco style block conveniently located within short walking distance of the shopping and transport amenities of both Baker Street and Marylebone.

Service charge £7,347 per annum. In addition reserve fund £2,236 per annum

Asking Price £1,000,000

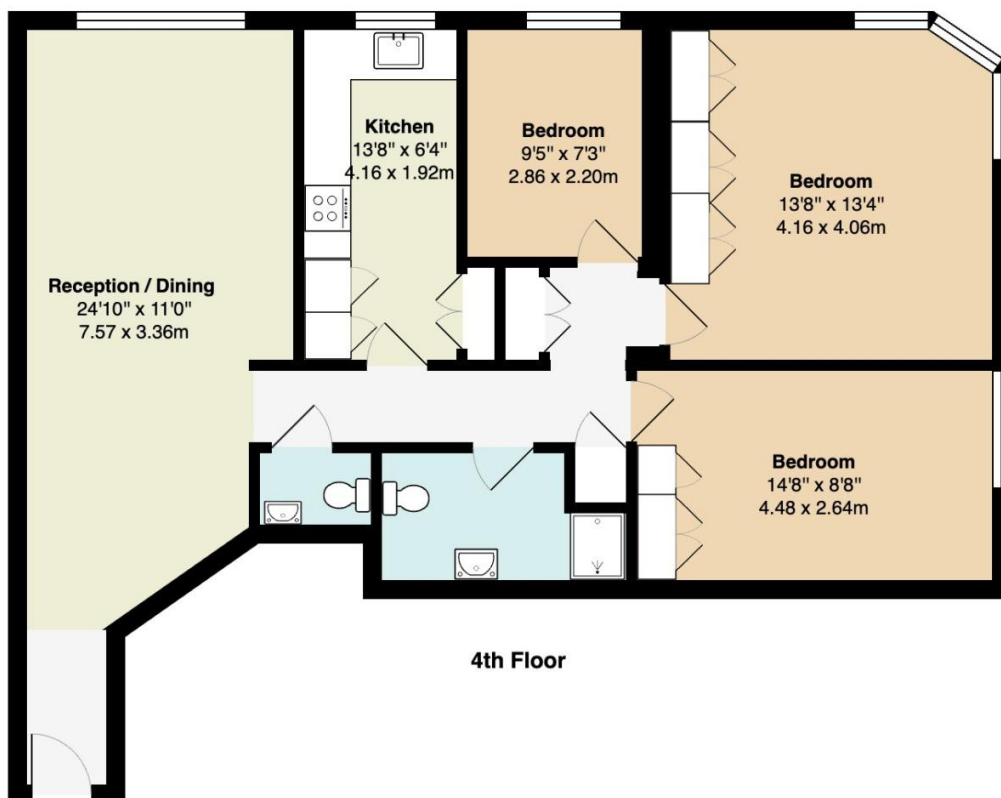
Leasehold 99 years remaining approx.





- **Service Charge £9,582.96 per annum**
- **Council Tax Band F**
- **Newly refurbished & interior designed**
- **3 bedrooms**
- **922 sq ft / 85 sq m**

- **4th floor**
- **Guest cloakroom**
- **24-hour portorage**
- **2 passenger lifts**
- **Long leasehold**



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Total Gross Area: 922 ft² ... 85.6 m²

Ceiling Height 2.6 m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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

IMPORTANT:

We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.