



GLOUCESTER PLACE NW1

£1,650 PER MONTH

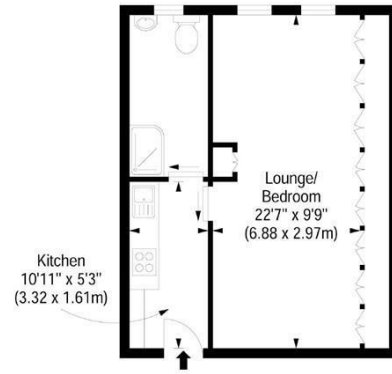
INCLUSIVE OF HOT WATER HEATING & HEATING

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

London
PMP International
94 Belsize Lane
Belsize Park
London
NW3 5BE

020 7701 2878
info@pmpi.co.uk
www.pmpi.co.uk

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