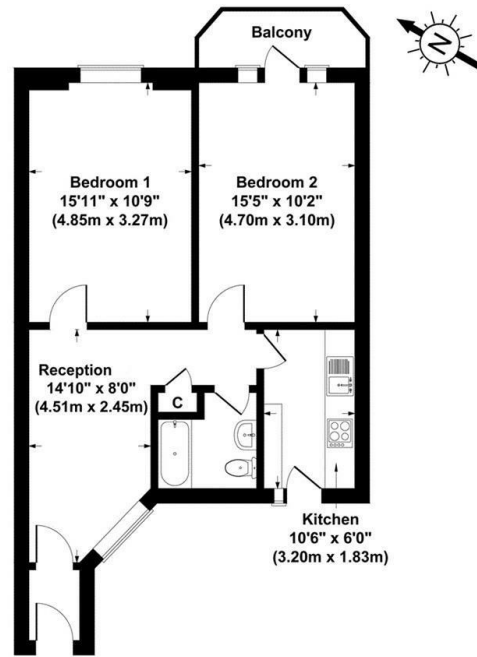




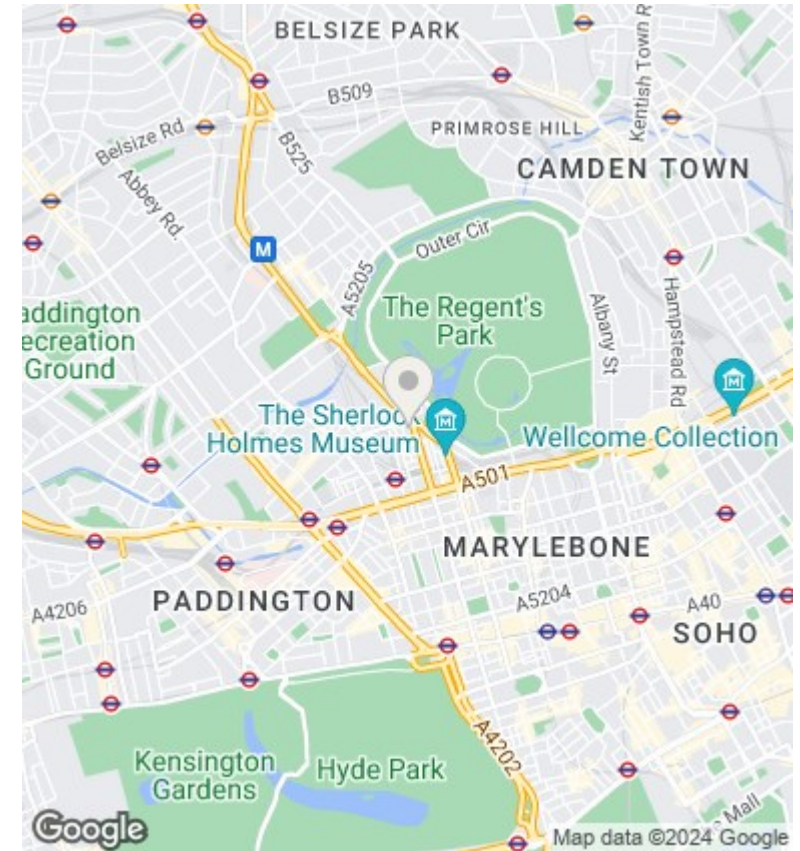
## Ivor Court, Gloucester Place, London NW1

Asking Price £676,000

- Two double bedrooms with picturesque views of Regent's Park
- Separate kitchen featuring a breakfast bar
- Fully tiled bathroom
- 24-hour portorage
- Lift
- Proximity to The London Business School, Regent's Park, and Baker Street's amenities and travel connections



**Seventh Floor**  
**Ivor Court, London, NW1**  
**Gross Internal Area 624 sq ft / 58 sq metres**  
 Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	