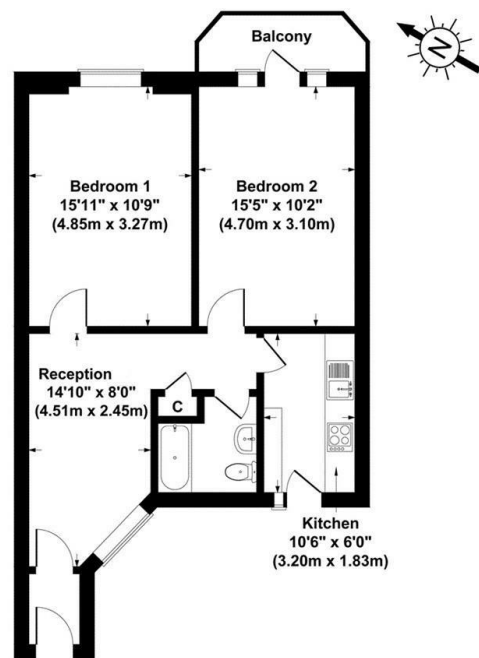




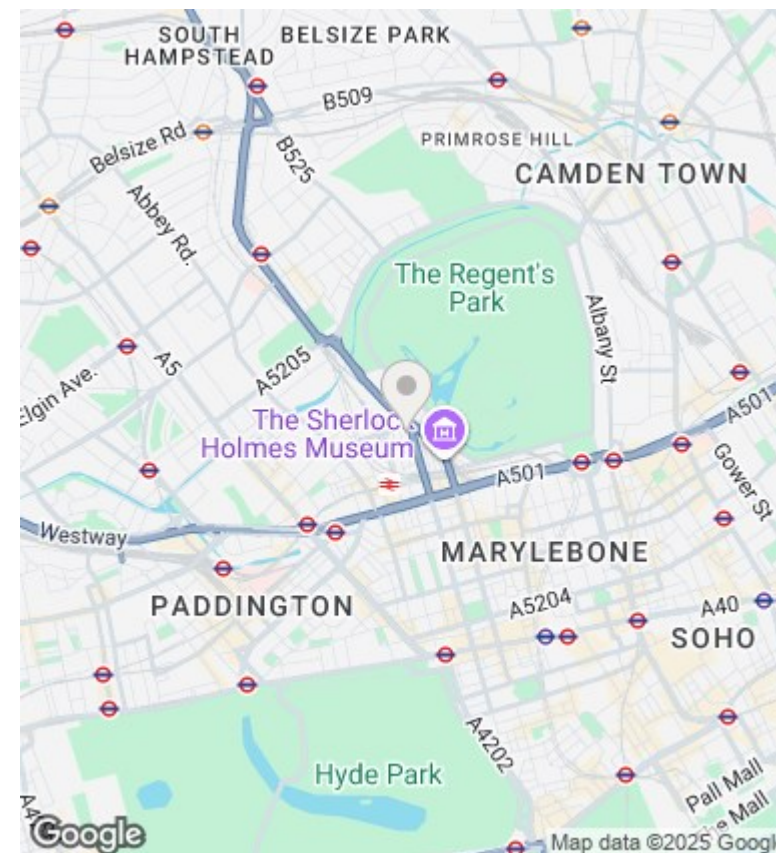
## Ivor Court, Gloucester Place, London NW1

Prices From £600,000

- Share of Freehold
- Fully tiled bathroom
- Close to The London Business School, Regent's Park, and Baker Street's amenities and travel connections
- Two double bedrooms with picturesque views of Regent's Park
- 24-hour porterage
- Separate kitchen featuring a breakfast bar
- 2 x Lifts



**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |