

# Gloucester Place, NW1

LANDSTONES

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A spacious and charming two-bedroom apartment set within a well-maintained Art Deco, portered building in the heart of Marylebone, moments from Baker Street and Marylebone Station. The property is offered with a share of the freehold and a long lease.

Ivor Court is a highly regarded residential building, famously once home to Rolling Stones drummer Charlie Watts. Residents benefit from a 24-hour porter service, providing both convenience and peace of mind, while heating and hot water are included within the service charge.

Upon entering, you are welcomed by a generous reception room, benefiting from excellent proportions and an abundance of natural light. A separate, well-appointed galley kitchen provides excellent storage and functionality, with a full range of integrated appliances.

The principal bedroom is generously proportioned, with excellent built-in storage and plenty of space for additional furnishings. The second bedroom is equally versatile and could be used as a guest bedroom, home office or study.

Ideally positioned in the heart of Marylebone, the property is surrounded by an exceptional selection of restaurants, traditional pubs, bars and boutique shops, with Marylebone High Street just moments away. The open spaces of Regent's Park are also within easy walking distance, while Baker Street Underground Station and Marylebone Station provide excellent transport connections across London.

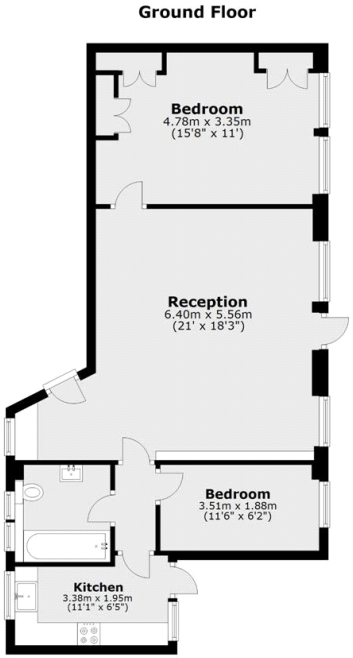
Council Tax Band: D (Westminster)
Tenure: Share of Freehold

24/7 Porter, Heating & Hot Water Included , Wooden Floors, Excellent Transport , Long Lease, Well Maintained Mansion Block










Total area: approx. 67.0 sq. metres (721.2 sq. feet)


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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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