

**IVOR PLACE  
LONDON  
NW1**

**Bargets Estate Agents**

**AN EXCEPTIONALLY WELL-LOCATED, SPACIOUS TWO BEDROOM  
MAISONETTE APARTMENT, WITH LARGE PRIVATE SUNKEN PATIO**



Nestled within Marylebone's coveted Dorset Square Conservation Area, this two-double bedroom duplex maisonette offers a blend of period elegance and modern luxury across the ground and basement levels of a converted building. The ground floor features a good-sized reception room with a gas fire stove, large flat-screen TV, and surround sound, seamlessly connecting to an open-plan, fully fitted high-tech kitchen. Downstairs, two generous double bedrooms await, each with an en-suite. The master boasts a step-in power shower steam room, while the second bedroom also includes a step-in power shower. Marble floors flow throughout, enhancing the property's sophisticated feel.

Located on a quiet residential street, Ivor Place is ideally located in close proximity to the open spaces of Regent's Park as well as excellent transport links such as Baker Street Underground Station and Marylebone Station. Marylebone High Street is also moments away, offering an excellent variety of local amenities, restaurants and shops.

Council Tax Band F Westminster City.

**LEASEHOLD**

**PRICE**

**Offers In Excess Of**

**£695,000**

**Subject to Contract**



## **ACCOMMODATION & AMENITIES**

- **Duplex Maisonette**
- **Reception Room**
- **Two Bedrooms**
- **Ensuite Bathroom**
- **Ensuite Shower Steam Room**
- **Cloakroom WC**
- **Private Sunken Patio**
- **Marble Floors**
- **Walking Distance to Regent's Park**
- **Walking Distance to Marylebone & Baker Street Station**
- **Long Lease**











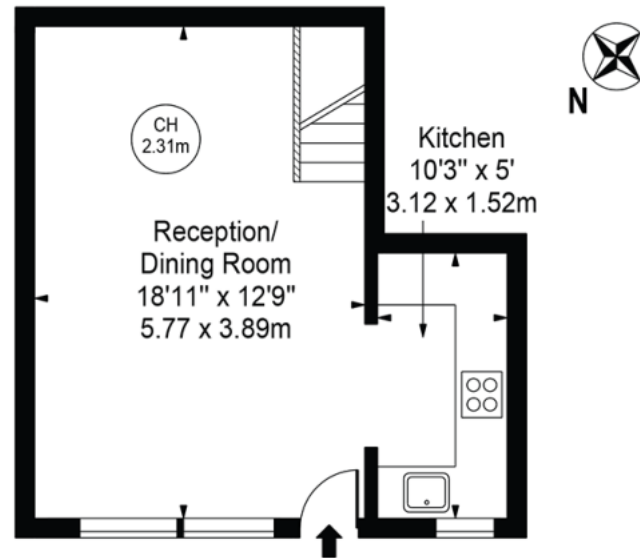




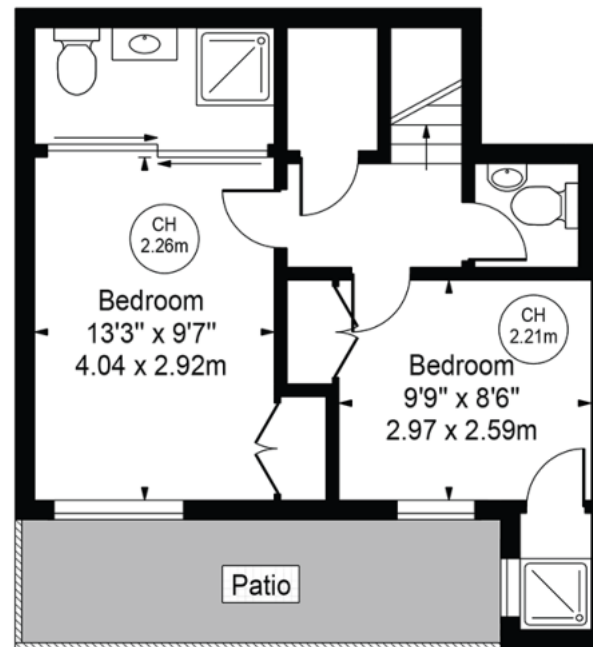


# Ivor Place

Approx. Gross Internal Area 677 Sq Ft - 62.90 Sq M



Upper Floor  
(299 Sq Ft - 27.78 Sq M)



Lower Floor  
(378 Sq Ft - 35.12 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.