

£1,100,000
Harrowby Street, Marylebone, W1H

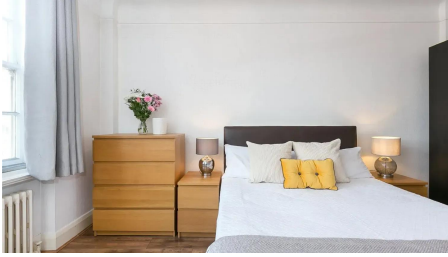


Bright 3 DB Apartment in Marble Arch Apartments W1H

Spacious 3 double bedroom apartment situated in Marble Arch Apartments, a popular 24 hour portered block. This apartment is in good condition throughout, with a modern fitted kitchen and walk in shower wc. Built in wardrobes in all double bedrooms, this apartment is spacious and light. A ten minute walk will take you to Baker Street and Hyde Park. Edgware Road and Marble Arch Underground are close by.

- ✓ Entrance Hall
- ✓ Reception Room
- ✓ 3 Double Bedrooms
- ✓ Fitted Kitchen
- ✓ Bathroom/wc
- ✓ Built in wardrobes
- ✓ Approx 975 year Lease
- ✓ Good Condition
- ✓ 24 Hour Porter
- ✓ 10 minutes walk to Baker Street & Hyde Park

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract. All measurements are approximate and for guidance only. Park Estates London.



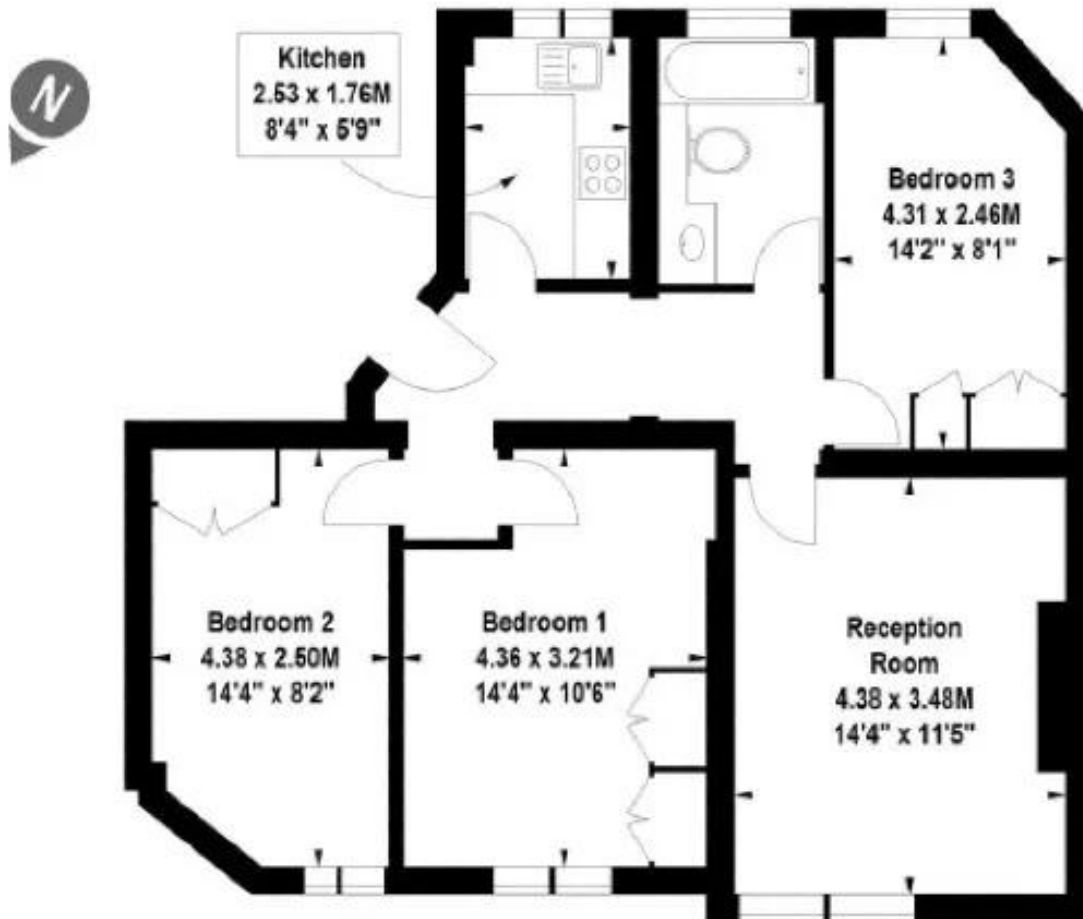
Energy Performance Certificate

| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| A | | |
| B | | |
| C | | |
| D | 68 | 77 |
| E | | |
| F | | |
| G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Floor Plan

Marble Arch Apartment, W1H

Approximate gross internal area 71.25 sq m / (767 sq ft)



Second Floor

Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable