

£575,000

Harrowby Street, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

Park Estates are pleased to offer for sale a Sunny, bright 2 Double Bedroom Apartment set in a purpose built block with day porter.

This apartment has wood flooring throughout, 650 sq ft in size, plenty of storage cupboards, great views across London and is available for immediate occupation.

Ideally situated being a ten minute walk to Marble Arch, Baker Street, Paddington and Marleybone Station. Nearest Underground Station is Edgware Road.

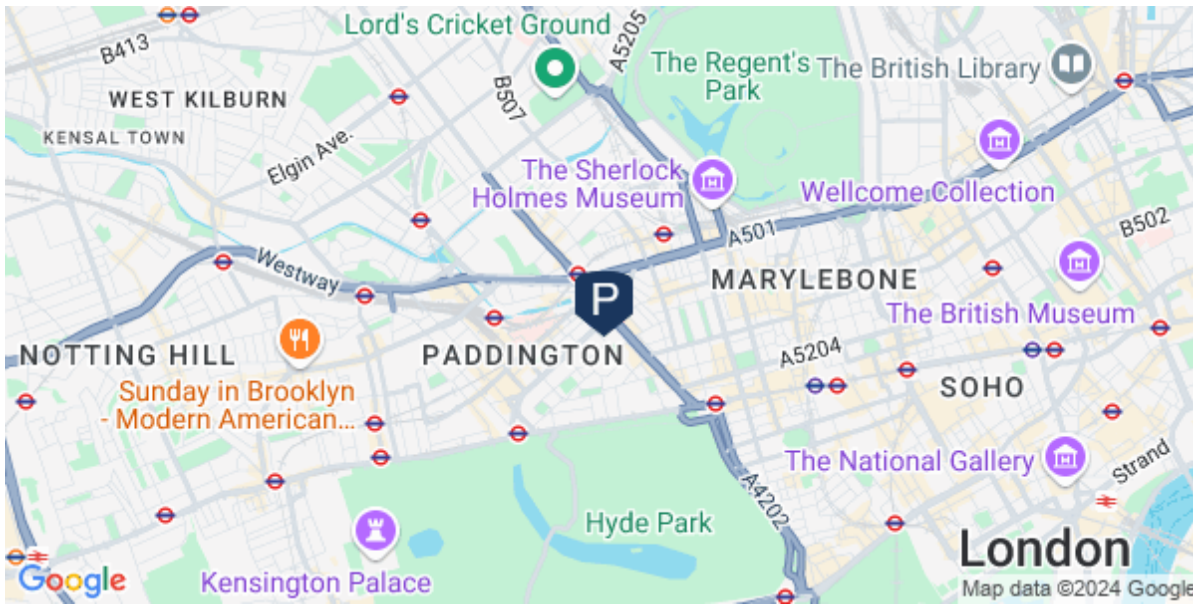
Viewing recommended.

- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 2 Double Bedrooms
- ✓ Bathroom/wc
- ✓ Guest Cloakroom
- ✓ Spacious Fitted Kitchen
- ✓ Wood Flooring
- ✓ Entry Phone System & Porter
- ✓ 10 minutes walk to Baker Street & Oxford Street
- ✓ £3120.55 every 6 months service charge to include sinking fund



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
Not energy efficient - higher running costs		77	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions		79	87
England & Wales		EU Directive 2002/91/EC	



Landward Court
Harrowby Street, W1

Approx. Gross Floor Area = 60 sq.meters • 652 sq.feet

