

£625,000

Harrowby Street, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

Offered for sale a charming 2 double bedroom apartment sold with a 174 year lease

Landward Court is a modern block, set on Harrowby Street W1H, moments from Marble Arch, Edgware Road and a ten minute walk to Baker Street.

This bright, sunny apartment has the benefit of a long lease and has been recently decorated throughout with newly laid wood flooring. Totalling approximately 650 sq ft, this apartment is offered for sale with vacant possession. and long lease.

- ✓ Approx 174 year lease
- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 2 Double Bedrooms
- ✓ Fitted Kitchen
- ✓ Bathroom/wc
- ✓ Guest Cloakroom
- ✓ Entry Phone System
- ✓ Day Porter to the Block
- ✓ 10 Minutes Walk to Marble Arch & Oxford Street



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b>		
<b>B</b>		
<b>C</b>	73	81
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

