

## £450,000

### Harrowby Street, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

Priced for a quick sale, bright 2 bedroom apartment in Landward Court W1H

This bright, 2 double bedroom apartment is in need of updating with two double bedrooms, both with fitted wardrobes. Double aspect reception room. Fitted kitchen, bathroom/wc and guest wc. Landward Court in a portered block, located on the corner of Harrowby Street and Edgware Road. A ten minute walk to Baker Street, Marble Arch and Paddington.

- ✓ Entrance Hall
- ✓ Reception Room
- ✓ 2 Double Bedrooms
- ✓ Bathroom/wc
- ✓ Guest Cloakroom
- ✓ Spacious Kitchen
- ✓ Wood Flooring
- ✓ Newly Fitted Entry Phone System
- ✓ Day Porter
- ✓ Good storage

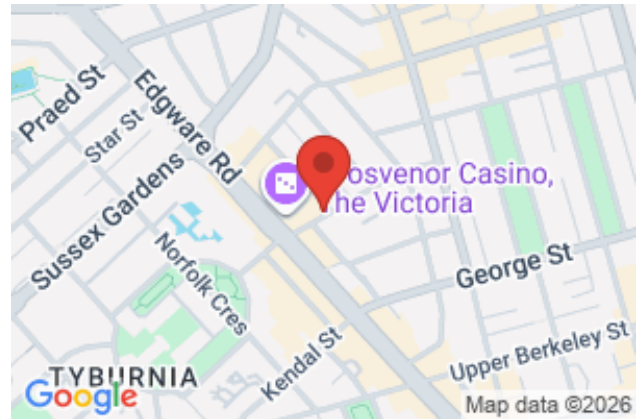
These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract. All measurements are approximate and for guidance only. Park Estates London.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	72	80
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Location



## Floor Plan

Landward Court W1H  
Approx 650 sq ft 60 sq m2

