

£450,000
Harrowby Street, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

A two double bedroom apartment offered for sale in the popular Landward Court. W1H

This spacious apartment is in good condition throughout with Reception/dining room, modern fully fitted kitchen, modern spacious bathroom with two double bedrooms. Available with vacant possession. Landward Court is ideally situated on Harrowby Street, a ten minute walk to Baker Street, Marble Arch and Paddington.

- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 2 Double Bedrooms
- ✓ Modern Full Bathroom/wc
- ✓ Fully Fitted Modern Kitchen
- ✓ Porter
- ✓ Good Condition Throughout
- ✓ Entry Phone System
- ✓ Wood Flooring
- ✓ Lovely Views
- ✓ 10 minutes walk to Baker Street
- ✓ Close to Edgware Road Underground

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		67	78
E			
F			
G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location



Floor Plan

Landward Court W1H
Approx 650 sq ft 60 sq m2

