

**£450,000**  
**Landward Court, 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

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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	
E			
F			
G			78
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Location



## Floor Plan

Landward Court W1H  
Approx 650 sq ft 60 sq m2

