

**£595,000**

**Harrowby Street, Marylebone, W1H**



2 Bedrooms



1 Bathroom



1 Reception

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


This spacious apartment is in good condition throughout and benefits a long lease. 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.

- ✓ Lease Approx 174 years
- ✓ 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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b>		
<b>B</b>		
<b>C</b>		78
<b>D</b>	67	
<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 	



Landward Court W1H  
Approx 650 sq ft 60 sq m2

