

**£390,000**  
**Harrowby Street, Marylebone, W1H**



Studio



1 Bathroom

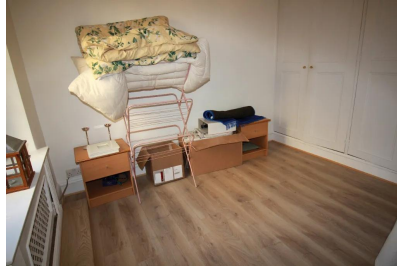
Bright Double Studio Apartment with partially separated bedroom area to living room area, offered for sale in Marble Arch Apartments W1H. With a lease of approximately 976 years.

A spacious studio apartment quietly situated to the rear of the building, offering the potential to become a one-bedroom apartment. The property is presented in fair condition throughout and features a fitted kitchen and a fully tiled shower room. Marble Arch Apartments is a well known, 24 hour portered block located in Harrowby Street, Marylebone just off Edgware Road with all the excellent, supermarkets, shops and restaurants. A ten minute walk takes you to Marble Arch or Baker Street.


- ✓ Lease Approx 976 years
- ✓ Entrance Hall
- ✓ Through Double Studio
- ✓ Partially separated Bedroom to Living Room
- ✓ Fully tiled Shower Room
- ✓ Fitted Kitchen
- ✓ Good range of Fitted Wardrobes
- ✓ Bright Apartment
- ✓ 10 minutes walk to Baker Street & Oxford Street
- ✓ Wood Flooring

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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

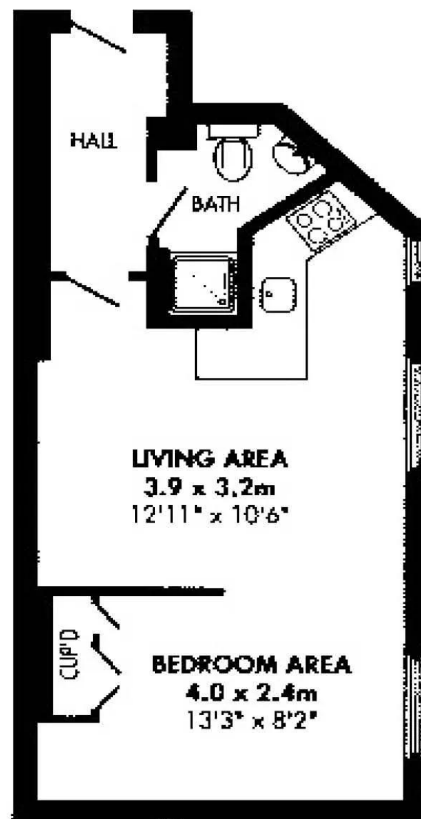
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	70	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Location



Floor Plan

*FLAT MARBLE ARCH  
APARTMENTS*



332 Square Footage

30.8 Square Meters