

## £390,000

### Harrowby Street, Marylebone, W1H



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

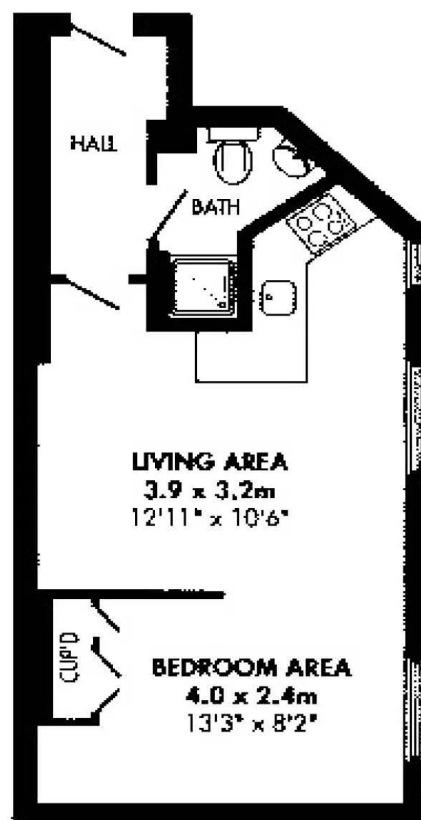
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| <b>A</b>                                    |                         |           |
| <b>B</b>                                    |                         |           |
| <b>C</b>                                    |                         |           |
| <b>D</b>                                    |                         |           |
| <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 |           |

## Location



**Floor Plan**

***FLAT MARBLE ARCH  
APARTMENTS***



332 Square Footage

30.8 Square Meters