

**£410,000**  
**Harrowby Street, Marylebone, W1H**



1 Bedroom



1 Bathroom



1 Reception

Bright one double bedroom apartment situated in a 24 hour portered block, located in Harrowby Street W1H

This apartment is situated in Marble Arch Apartments, a twenty four hour portered block. In fair condition throughout with separate fitted kitchen, reception room, double bedroom and full bathroom. Offered for sale with vacant possession and a 977 year lease. This well looked after block is located a ten minute walk to Baker Street, with all the excellent cafes, restaurants and shops. Marylebone main line station is close by as is Hyde Park, Paddington and Oxford Street. An ideal location!

- ✓ Entrance Hall
- ✓ Reception
- ✓ Fitted Kitchen
- ✓ Double Bedroom
- ✓ Bathroom with 3 piece suite
- ✓ Large Fitted Wardrobes
- ✓ 24 Hour Portered Block
- ✓ Entry Phone System
- ✓ 977 year lease approximately
- ✓ Communal Central Heating & Hot Water

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

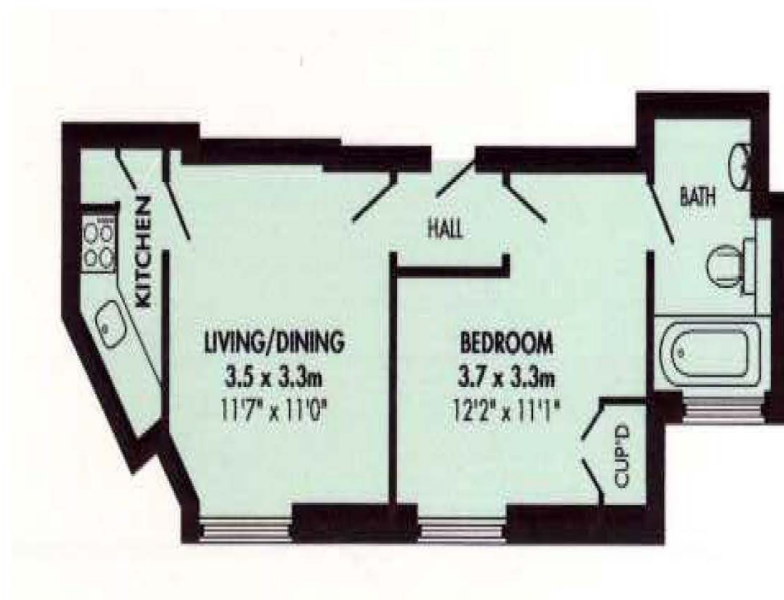
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	70	78
England & Wales		
EU Directive 2002/91/EC		

## Location



**Floor Plan**

**MARBLE ARCH  
APARTMENTS W1H**



325 Square footage

30.1 Square Meters