

**£575,000**

Landward Court, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

Park Estates are pleased to offer for sale a Sunny, bright 2 Double Bedroom Apartment set in a purpose built block with day porter.

This apartment has wood flooring throughout, 650 sq ft in size, plenty of storage cupboards, great views across London and is available for immediate occupation.


Ideally situated being a ten minute walk to Marble Arch, Baker Street, Paddington and Marleybone Station. Nearest Underground Station is Edgware Road.

Viewing recommended.


- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 2 Double Bedrooms
- ✓ Bathroom/wc
- ✓ Guest Cloakroom
- ✓ Spacious Fitted Kitchen
- ✓ Newly laid Wood Flooring
- ✓ Entry Phone System & Porter
- ✓ In need of Updating
- ✓ £3120.55 every 6 months service charge to include sinking fund



## 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		
	77	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly – lower CO <sub>2</sub> emissions		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
Not environmentally friendly – higher CO <sub>2</sub> emissions		
	79	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Landward Court  
Harrowby Street, W1**

Approx. Gross Floor Area = 60 sq.meters • 652 sq.feet

