

**£725,000**

Landward Court, Marylebone, W1H



3 Bedrooms



2 Bathrooms



1 Reception

Bright and Spacious, 3 double bedroom apartment offered for sale in Landward Court, a portered block in W1H.


This apartment , wood flooring and new furniture, fixtures and fittings. Each bedroom has a range of fitted wardrobes and large windows giving lots of light.

Located a ten minute walk to Marble Arch, Baker Street and good range of supermarkets, coffee shops, and transport links are all close by. Edgware Road Underground, Marble Arch, Paddington and Marylebone all within easy reach.


- ✓ 3 Double Bedroom Apartment
- ✓ Entrance Hall
- ✓ Reception / Dining Room
- ✓ Fitted Kitchen
- ✓ Bathroom/wc
- ✓ Shower Room/wc
- ✓ Recently Refurbished in good order
- ✓ Bright & Spacious throughout
- ✓ Council Tax Band F
- ✓ Day Porter



## 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		
	70	77
<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		
	72	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## THE LANDWARD APARTMENTS

