

**£725,000**

**Harrowby Street, Marylebone, W1H**



2 Bedrooms



1 Bathroom



1 Reception

Park Estates are pleased to offer for sale a bright and spacious 2 double bedroom apartment set in the Landward Court W1H.


This apartment has one fully tiled bathroom/wc, a separate guest/wc, a separate fitted spacious kitchen and a bright reception room set on the eighth floor with a day porter.

Centrally located being a 7 to 10 minutes walk to Oxford Street, Hyde Park, Baker Street and Paddington.

- ✓ Entrance Hall
- ✓ Spacious Reception Room
- ✓ Modern Kitchen
- ✓ 2 Bedrooms
- ✓ Bathroom/WC & Guest/WC
- ✓ 8th Floor
- ✓ Day Porter Available
- ✓ Centrally Located



## 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 