

For Sale



LCP/PrivateOffice  
est.1990

Marble Arch Apartments, Harrowby Street W1H

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£700,000 STC

# Marble Arch Apartments, Harrowby Street W1H

£700,000 STC

A two bed, two bath apartment on the fourth floor (with lift) of a popular, purpose-built portered block close to Marble Arch.

The accommodation comprises an open plan kitchen / reception room, principal bedroom with ensuite shower, second bedroom and a family bathroom.

Marble Arch Apartments is on Harrowby Street, midway between Edgware Road and Marble Arch underground stations, as well as the Heathrow Express, Elizabeth Line and National Rail from Paddington Station. The green spaces of Hyde Park are nearby, as are the excellent shopping facilities of Oxford Street and Marylebone High Street.

**Asking Price:** £700,000 STC

**Lease:** 999 years from 1<sup>st</sup> January 2002

**Council Tax:** Westminster Band E

**Service Charge:** £8,562.18 per annum

**Ground Rent:** £250pa

**Current EPC Rating:** 53 (E)

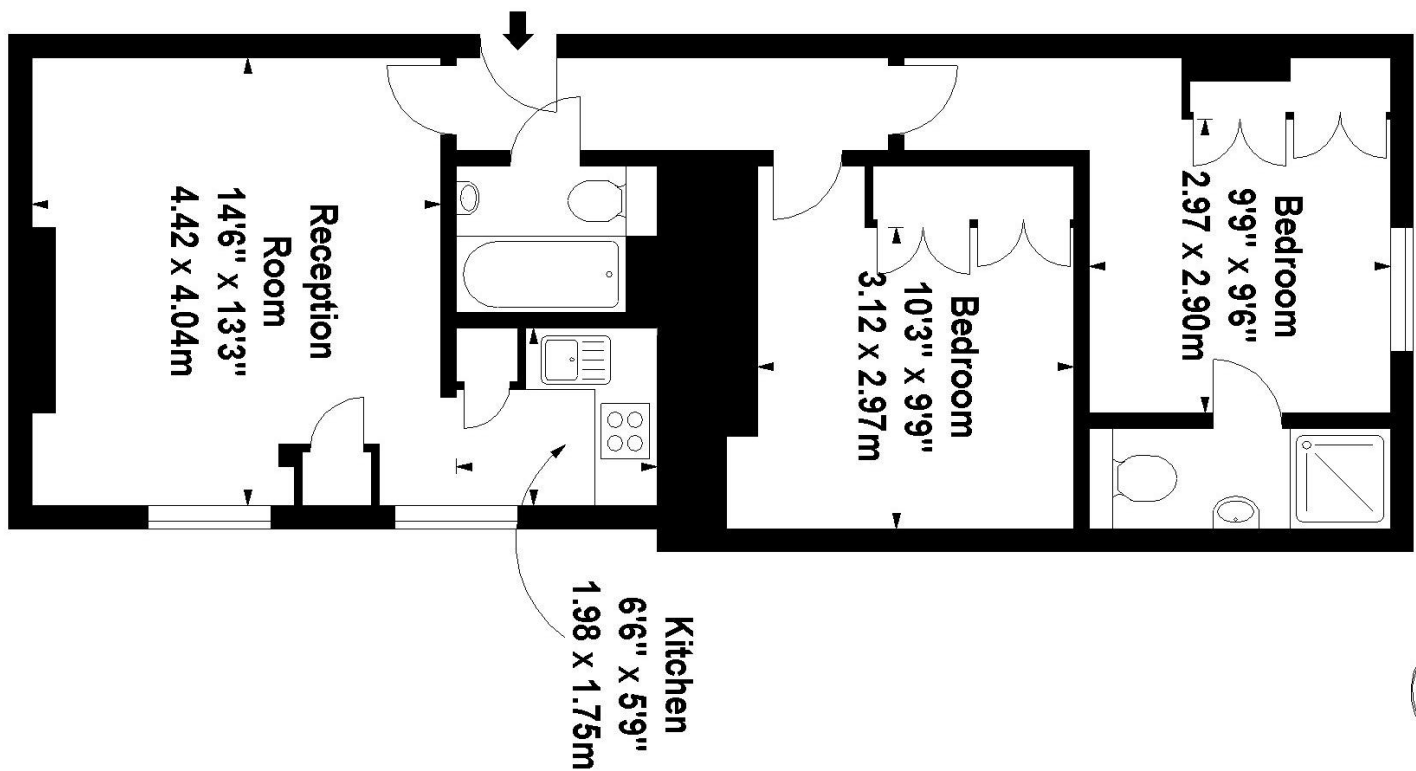
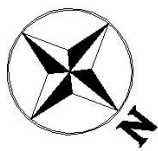
**Potential EPC Rating:** 54 (E)







**Marble Arch Apartments,  
Harrowby Street, W1**  
Approx. Gross Internal Area \*  
654 Sq Ft - 60.76 Sq M

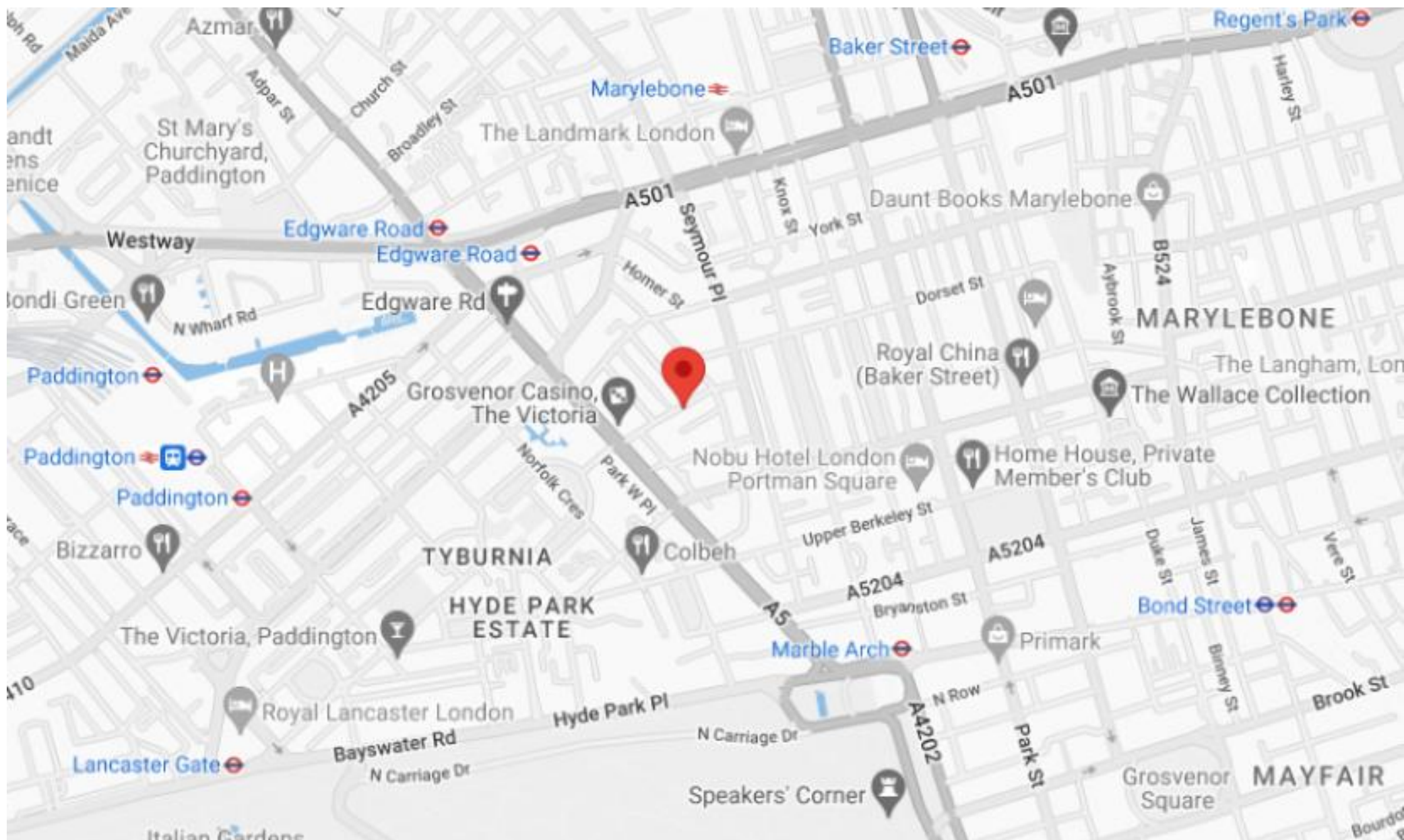


**Fourth Floor**

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplans Drawn According To RICS Guidelines  
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Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

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