



Tressard Court

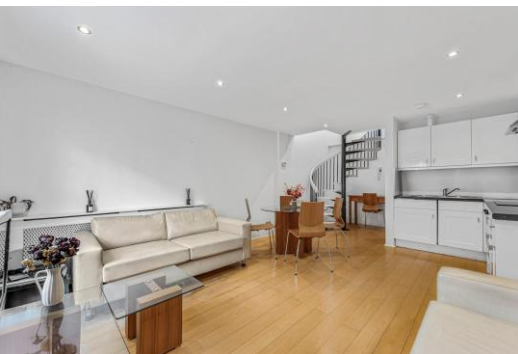
46-48 Harrowby Street, W1H

Asking Price £500,000

Investment Opportunity Only Tenant in Situ

Bright and spacious 1-bedroom flat in a sought-after location. Modern kitchen, living room with bay window, and private garden. Close to amenities.

CHESTERTONS



Tressard Court

46-48 Harrowby Street, W1H

- One-bedroom duplex
- 540 sq ft
- South facing aspect
- Open-plan reception
- Wood flooring
- 167-year lease
- Excellent investment
- Prime Marylebone location



Investment Opportunity Only | Tenant in Situ

Located in the heart of the vibrant neighbourhood of Marylebone, this stunning upper floor flat boasts period charm and modern elegance. The property features one spacious bedroom, ideal for a professional couple or single occupant seeking a stylish living space.

Upon entering the flat, you are greeted by a light-filled living area with a charming balcony overlooking the bustling streets below. The flat is part of a beautiful conversion, blending period features with contemporary design elements seamlessly. The well-appointed kitchen is perfect for preparing meals and entertaining guests.

Situated just moments away from trendy cafes, boutique shops, and excellent transport links, this property offers the best of city living. With its convenient location and elegant interiors, this flat presents a fantastic opportunity for those looking for a sophisticated urban lifestyle in a sought-after area. Contact us today to arrange a viewing and make this stunning property your new home.

Tenure: Leasehold 166 years 10 months

Service Charge: £2699.57

Ground Rent: £0 None

Local Authority: City of Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

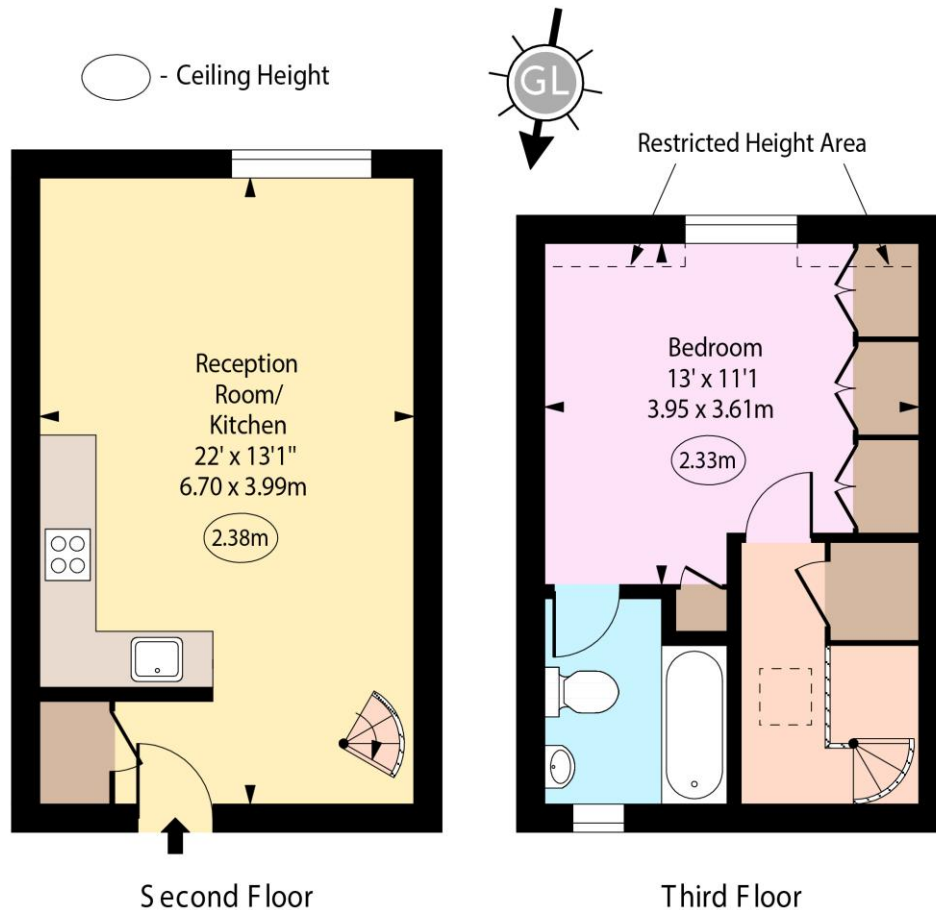
W2 2AB

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Tressard Court, Harrowby Street, W1H



Approx Gross Internal Area

540 Sq Ft - 50.17 Sq M

Approx. Floor Area Including Restricted Heights

548 Sq Ft - 50.91 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029241WI

