

# LCP/PrivateOffice

est.1990

Marble Arch Apartments, Harrowby Street W1  
Asking Price £450,000 STC



## Description

A compact one bedroom apartment on the third floor (with lift) of a popular, purpose built block close to Marble Arch.

The accommodation comprises a bedroom, bathroom and an open plan kitchen / reception room. Marble Arch Apartments benefits from a 24 hour porter and communal heating and hot water.

Marble Arch Apartments is on Harrowby Street, midway between Edgware Road and Marble Arch Stations as well as close to Paddington Station. The green spaces of Hyde Park are nearby, as are the excellent shopping opportunities of Oxford Street and Marylebone High Street.



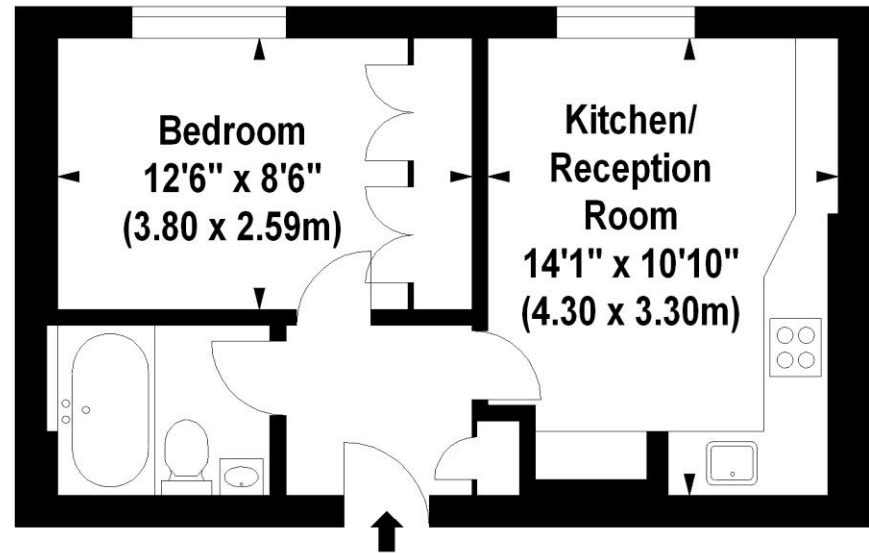
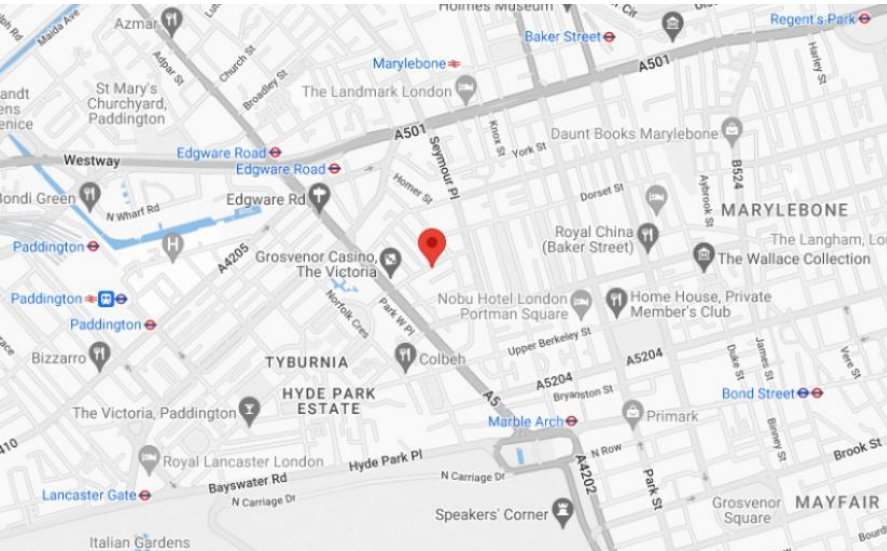
## Accommodation

Open Plan Kitchen / Reception Room | Bedroom | Bathroom  
| Lift | Porter | 338 sq ft (31 sq m)

<b>Asking Price</b>	£450,000 STC
<b>Lease</b>	1 <sup>st</sup> January 3001
<b>Service Charge</b>	£4,766 per annum (inc. reserves)
<b>Ground Rent</b>	£250pa
<b>Council Tax</b>	Westminster Band D

# Marble Arch Apartments, Harrowby Street, W1

Approx. Gross Internal Area \*  
338 Sq Ft - 31.40 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale

\*Floorplan Drawn According To RICS Guidelines

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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