



Tressard Court

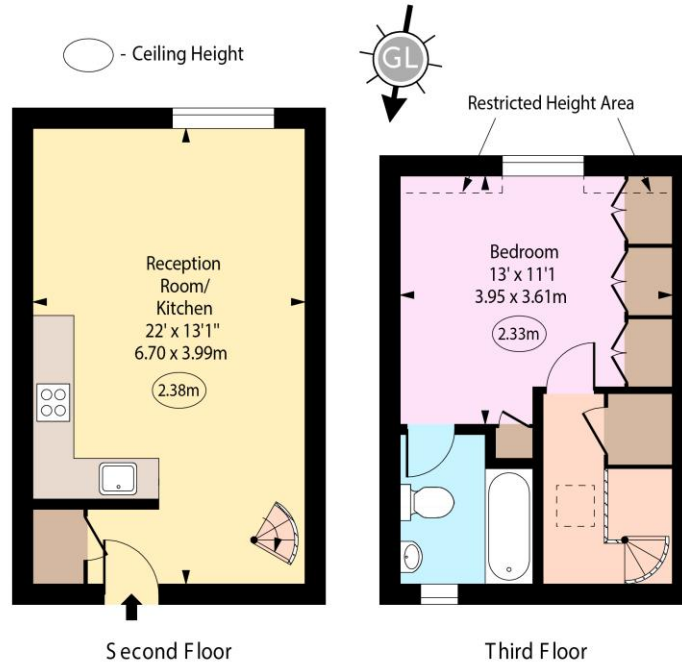
46-48 Harrowby Street, W1H

Asking Price £450,000

A bright and well-presented one-bedroom duplex apartment arranged over the second and third floors of a charming period building on Harrowby Street, Marylebone. Spanning approximately 540 sq ft, the property features a south-facing aspect, an open-plan kitchen and reception room with wood flooring, and a comfortable double bedroom. Offered with a long lease of 167 years, it represents an excellent rental investment, pied-à-terre, or first-time purchase. Ideally located close to the boutiques, restaurants, and cafés of Marylebone, as well as excellent transport links, this apartment combines period charm with modern convenience.

CHESTERTONS

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.

www.goldlens.co.uk
Ref. No. 029241WI

Tenure: Leasehold 167 years (29/06/2193)

Service Charge: £2699.47 per annum

Ground Rent: 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		

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