



# Harewood Avenue | London | NW1

Asking price £750,000 | Leasehold



**ADN**  
RESIDENTIAL

A bright and modern two double bedroom apartment situated in a leafy gated development located 0.2m from the fantastic transport links of Marylebone Station. This wonderful property is arranged over two floors and offer 826 Sq Ft/76.74 Sq M of well planned accommodation and comprises; generous reception room with open plan fully fitted kitchen and a South facing private balcony, principal bedroom with walk in wardrobe, second double bedroom with another South facing balcony, separate dressing room and a family bathroom. Additional benefits include double glazed windows, a guest W/C and the option to have gated off street parking for one car.

- Open Plan Kitchen/Reception Room
- Two Double Bedrooms
- Dressing Room
- Two Private Balconies
- Family Bathroom
- Guest W/C
- Double Glazed Windows
- Option For Gated Parking

Council Tax Band: D  
EPC: C

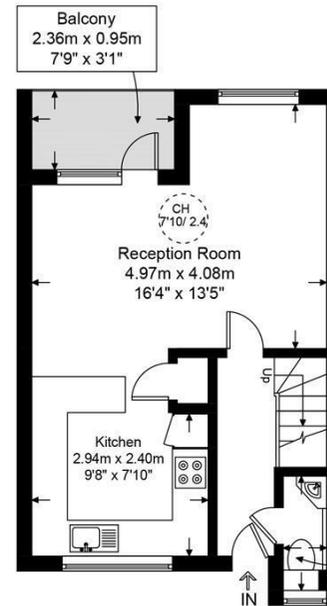
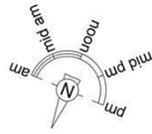




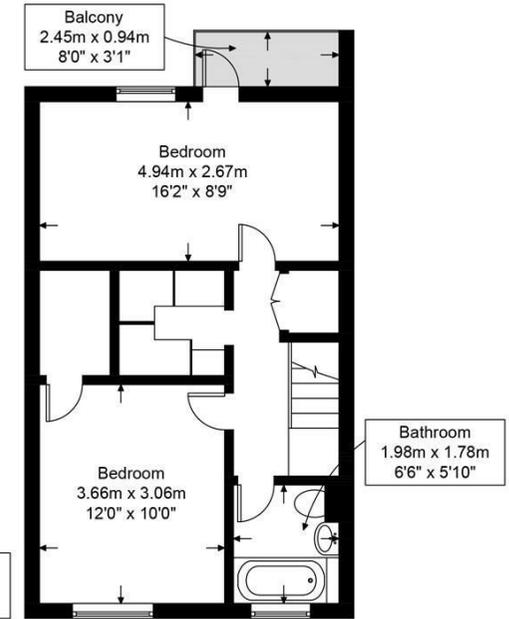


## Lascelles House, NW1

Approximate Gross Internal Area = 826 sq ft / 76.74 sq m



First Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	75
EU Directive 2002/91/EC			

info@adnresidential.co.uk | 020 7407 5155