



, Landward Court,  
Harrowby Street, W1H

Asking Price £725,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

An exceptionally bright, predominantly west facing three bedroom, two bathroom apartment set on the 8th floor in this portered block, located on the corner of Harrowby Street and Brendon Street. The property comprises 868 sqft /80.6 sqm, laid out with three bedrooms, two bathrooms, living room, with dining area and fitted kitchen. Facilities include, lift, 24 hour portorage and amazing location, offering easy access to Edgware Road, Marble Arch, Hyde Park and within easy walking distance of Oxford Street and Marylebone Village. The property will be ideal as a pied de terre or as a rental investment.

## Key Features

- EIGHTH FLOOR
- PORTER
- CLOSE TO EDGWARE ROAD
- WITH LIFT
- GREAT VALUE
- NEEDS UPDATING

## Terms

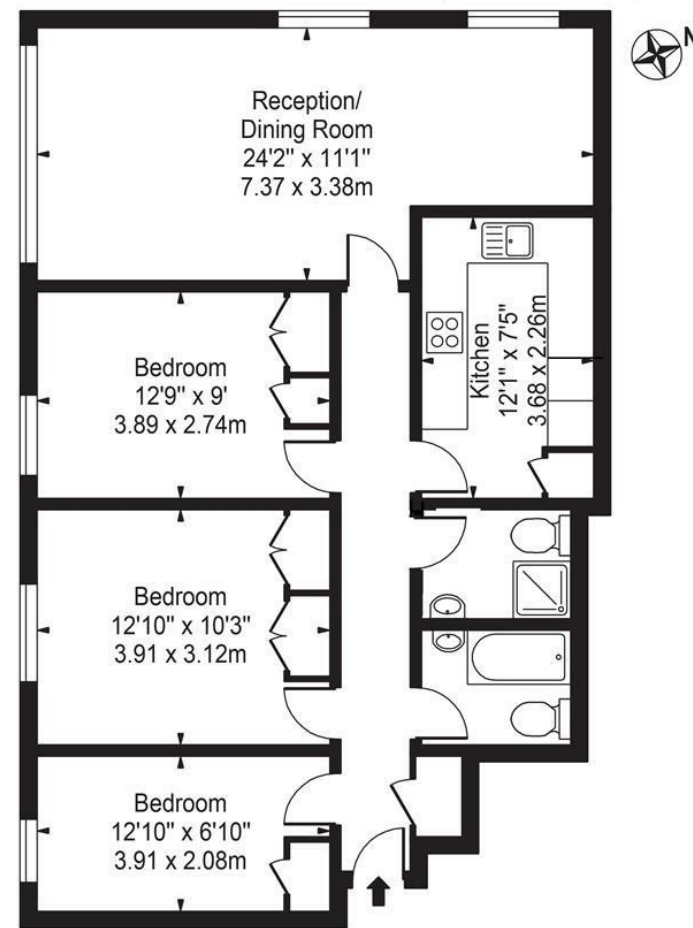
Term : 130 years (less 3 days) from 29 September 1978 ie 86 years

Rent : £350 rising to £2,800

Service Charge Inc Reserve Fund : £3,718 per half year

## Harrowby Street

Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M



EIGHTH FLOOR

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.