



LANDWARD COURT  
MARBLE ARCH, W1H

Asking Price £725,000 Leasehold

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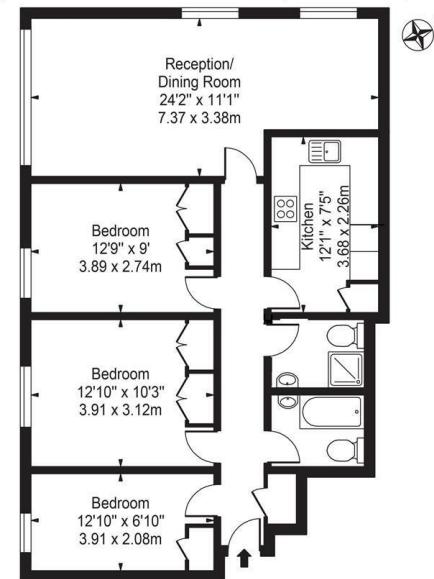
**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

An exceptionally bright, predominantly west facing three bedroom, two bathroom apartment set on the 8th floor in this porteried 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 porterage 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.



**Harrowby Street**  
Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M



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.

## 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

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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