



LANDWARD COURT  
MARBLE ARCH, W1H  
Asking Price £749,950 Leasehold

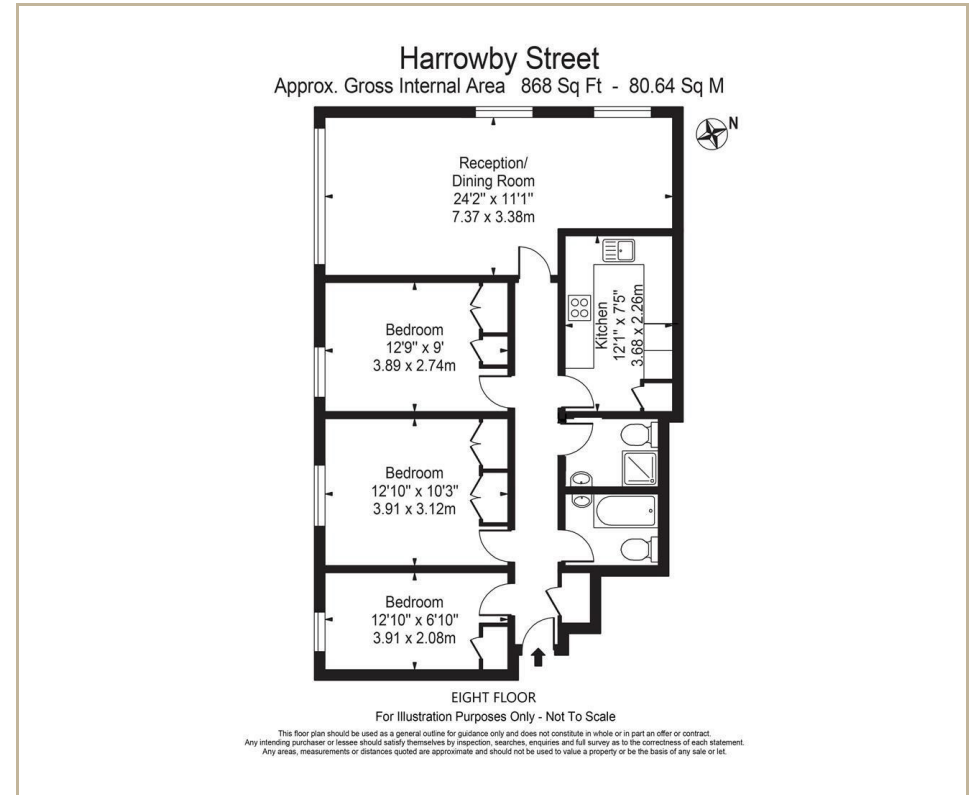
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PROPERTY CONSULTANTS

## 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 portering 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.



## 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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