



THE ESTATE COMPANY



11 Harrowby Street, London, W1H 5PR

Asking Price £799,999

- 24 Hour Porterage
- 900 Year Lease
- Excellent Decorative Condition
- 690 Sq Ft
- Two Double Bedrooms
- Fourth Floor

Flat 411, Marble Arch Apartments 11 Harrowby Street, London W1H 5PR

A beautifully presented two-bedroom apartment (690 sq ft), positioned on the fourth floor of a highly sought after purpose built block, offering the added benefit of 24 hour portorage and an exceptionally long 900 year lease.

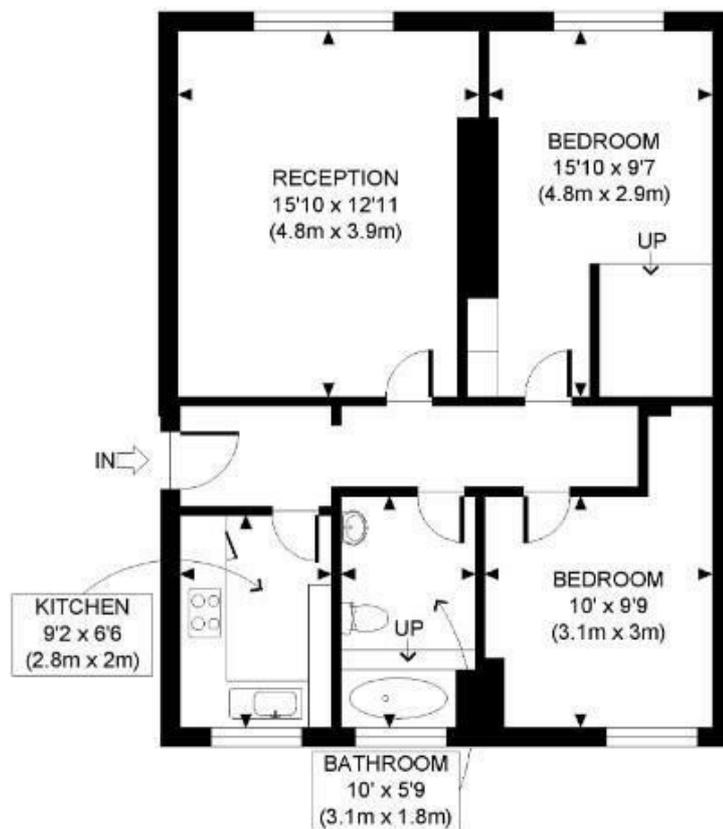
The apartment is finished to an excellent standard throughout, featuring elegant wood flooring, a contemporary fully fitted kitchen, and a stylish modern bathroom, all maintained in superb decorative condition.

Ideally located on Harrowby Street, Marble Arch Apartments enjoys a prime central setting between Edgware Road and Marble Arch stations, with Paddington Station also within easy reach. Residents benefit from immediate access to the open green spaces of Hyde Park, as well as the world-class shopping and dining destinations of Oxford Street and Marylebone High Street.



Council Tax Band:





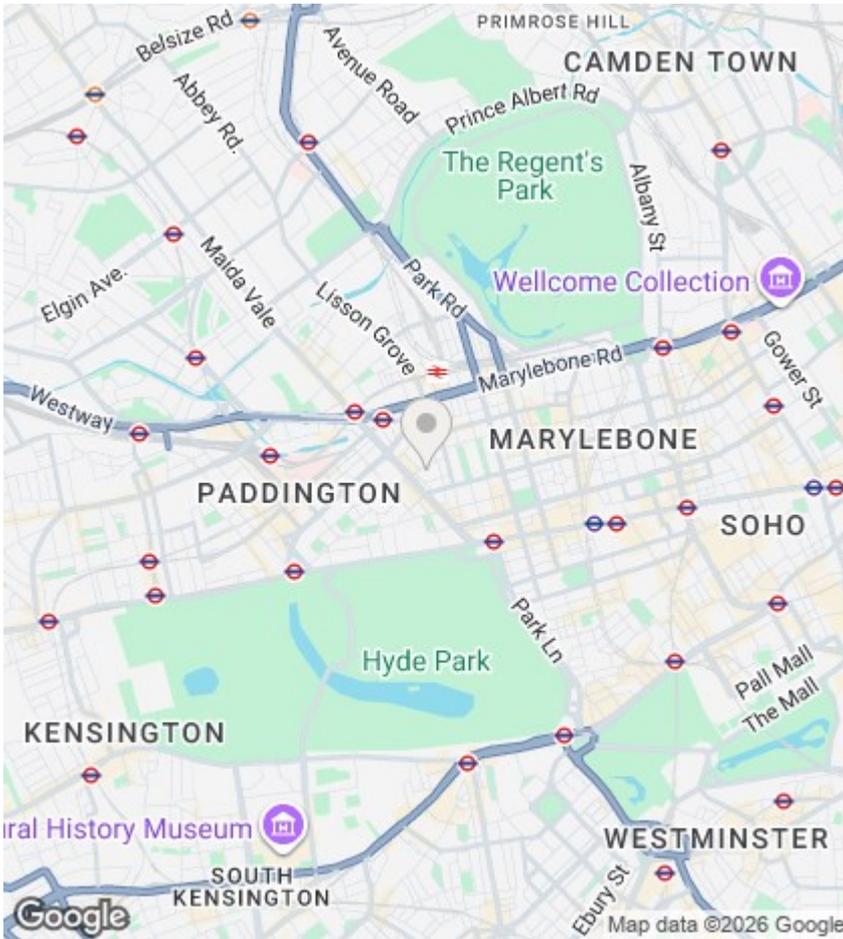
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 690 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 690 SQ FT/ 64 SQM

PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	