



**MARBLE ARCH APARTMENTS, 11 HARROWBY STREET, MARYLEBONE, W1H
£495,000 LEASEHOLD**

**LOCATED IN W1H - MARYLEBONE, A BEAUTIFULLY PRESENTED
THIRD FLOOR (WITH LIFT) ONE BEDROOM APARTMENT, SET IN
AN ATTRACTIVE RED BRICK PORTERED MANSION BLOCK,
LOCATED ON THE WEST SIDE OF MARYLEBONE.**

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DESCRIPTION:

Harrowby Street is only a short distance from Paddington mainline Station and midway between Edgware Road and Marble Arch Stations. The green open spaces of Hyde Park are nearby, as are, the fabulous array of shops on Oxford Street and Marylebone High Street.

LEASEHOLD: ABOUT 995 YEARS REMAINING | SERVICE CHARGE: ABOUT £5,500 PER ANNUM (incl reserves, communal heating & hot water) | GROUND RENT: ABOUT £250 per annum | COUNCIL TAX BAND: D



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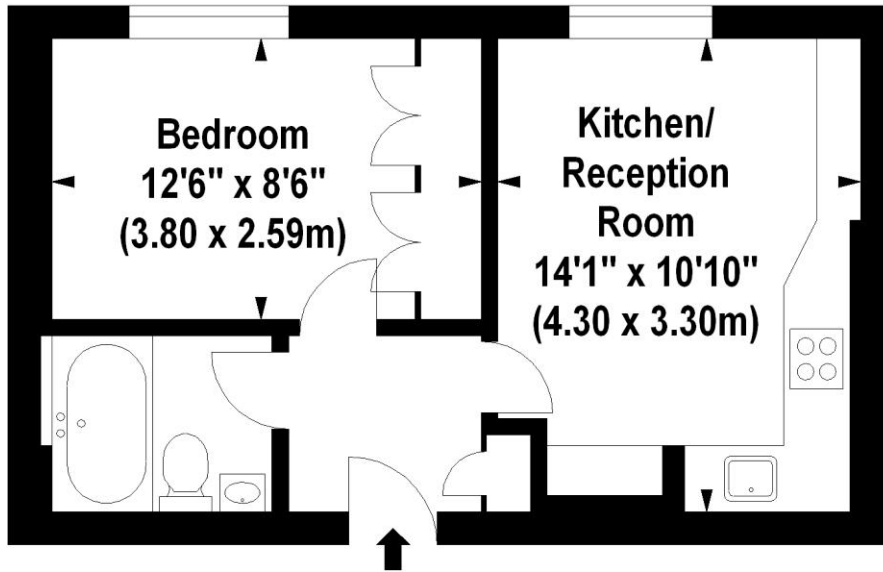


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Marble Arch Apartments, Harrowby Street, W1

Approx. Gross Internal Area *
338 Sq Ft - 31.40 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 995 year and 11 months

Service Charge: About £5,500 per annum

Ground Rent: About £250 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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