

Penthouse

HARLEY HOUSE
LONDON NW1

A LATERAL PENTHOUSE APARTMENT LOCATED IN A LANDMARK MARYLEBONE MANSION BLOCK



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HARLEY HOUSE LONDON NW1



A RARE OPPORTUNITY TO PURCHASE A LATERAL PENTHOUSE APARTMENT SET ATOP ONE OF THE MOST SOUGHT AFTER BUILDINGS IN MARYLEBONE

The flat provides 379.16 sq m (4,076 sq ft) of accommodation over one floor only and features a terrace to the rear with views toward Regent's Park, a terrace to the front and two designated parking spaces.

Harley House is a much sought after large Edwardian imperious gated mansion block. Conveniently located 150 yards from Regent's Park, it is adjacent to the Royal Academy of Music, and the world famous medical facilities of The London Clinic and Harley Street are within walking distance, as is Marylebone High Street, with its array of restaurants, cafés and boutiques. Oxford Street, Regent Street and Bond Street are less than 1 mile/1.6 km away.

St. Pancras station for Eurostar, King's Cross for InterCity, and Paddington railway stations are all within easy reach.



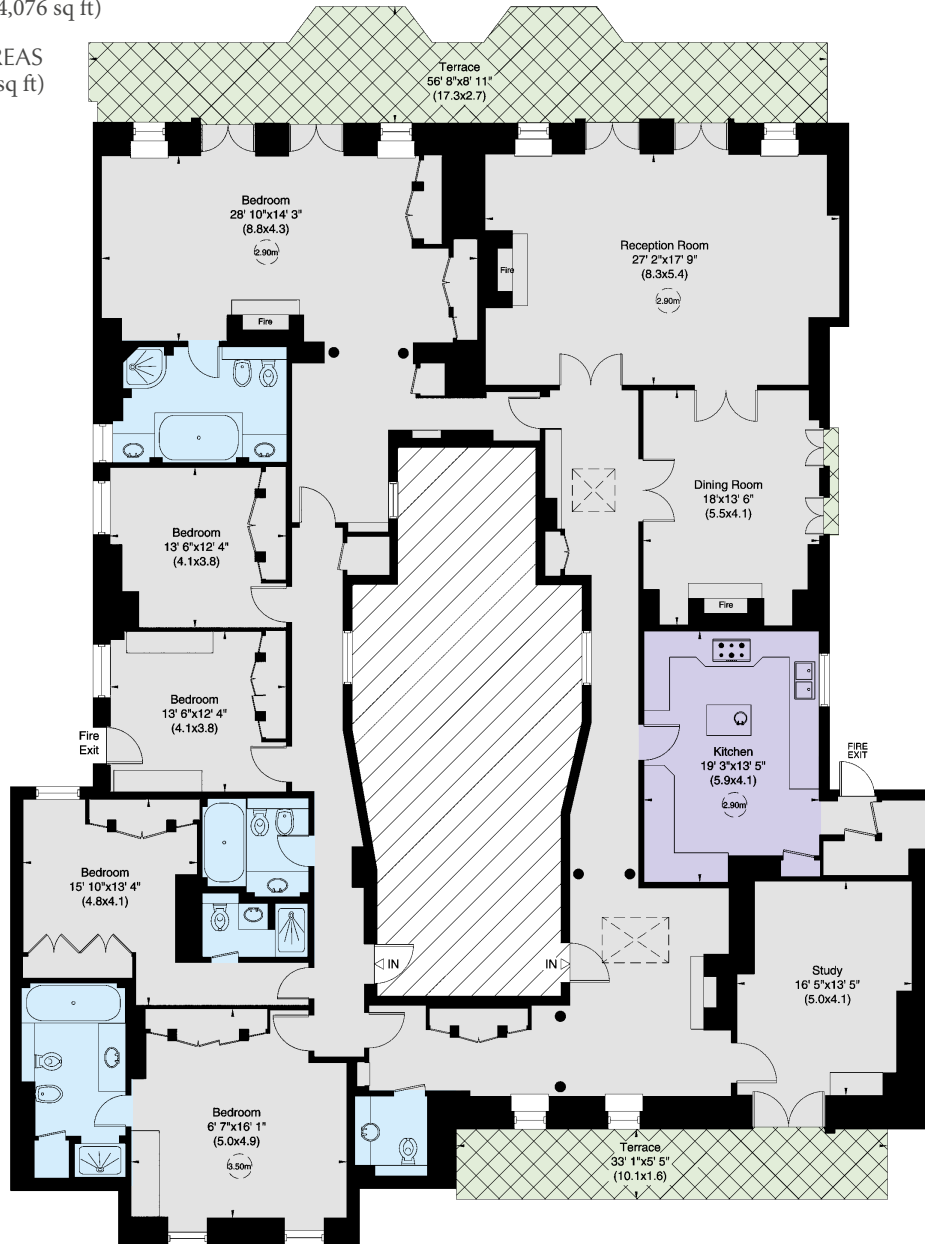


ACCOMMODATION COMPRISES; Principal bedroom suite with access to terrace, 4 further bedrooms, 2 further bathrooms (1 ensuite), shower room (ensuite), drawing room with access to terrace, dining room, study/bedroom 6 with access to 2nd terrace, kitchen/breakfast room, guest cloakroom.

AMENITIES; Two allocated parking spaces, 24 hours/7 days a week uniformed security, portage and concierge service within porter's lodge, secure carriage driveway with electronically operated automatic gates, CCTV cameras positioned to the front, side and rear of the building, passenger lift, 4 video entry screens in the penthouse connected to porter's lodge, independent heating and hot water, discounted charge for congestion zone, F zone off street parking. EPC rating F.

APPROXIMATE GROSS
INTERNAL AREA
379.16 sq m (4,076 sq ft)

TERRACE AREAS
53 sq m (575 sq ft)



SIXTH FLOOR

PENTHOUSE HARLEY HOUSE LONDON NW1

TENURE

Leasehold, approximately 128 years

SERVICE CHARGE

Currently £11,482.82 per annum (paid half yearly)

SINKING FUND

Currently £2,747.50 per annum

GROUND RENT

Currently £400 per annum

LOCAL AUTHORITY

City of Westminster

PRICE

Upon application



JOINT SOLE AGENTS

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MISREPRESENTATION ACT 1967

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