



## HARLEY HOUSE, MARYLEBONE ROAD, LONDON, NW1

**OFFERS IN EXCESS OF £6,000,000  
SHARE OF FREEHOLD**

An outstanding, very spacious and bright lateral third-floor apartment of 3,064 sqft/ 280 sqm with a lift. Located within one of the most sought-after buildings in Marylebone, the apartment benefits from exceptionally high ceilings and an abundance of natural light, offering a stylish and comfortable living space.

The property comprises a grand entrance hallway, spacious and bright reception room with adjoining separate dining/second reception room, eat-in kitchen with separate utility area, four/five double bedrooms, four bathrooms and a guest WC.

Further benefits include beautiful wood floors in the entrance and reception rooms, large windows offering excellent light, and a spacious feel with high ceilings and modern touches, all whilst retaining the period feel throughout. The building also has 24 hours portage.

Harley House is located just behind Marylebone Road, moments from the amenities of Marylebone High Street and the open spaces of Regent's Park. Baker Street and Regents Park Stations are also within a short distance.

EPC Rating C  
Council Tax Band H Westminster City



# Harley House, Marylebone Road, NW1

Approximate Gross Internal Area

285 sq m / 3064 sq ft

Not to Scale, for identification only

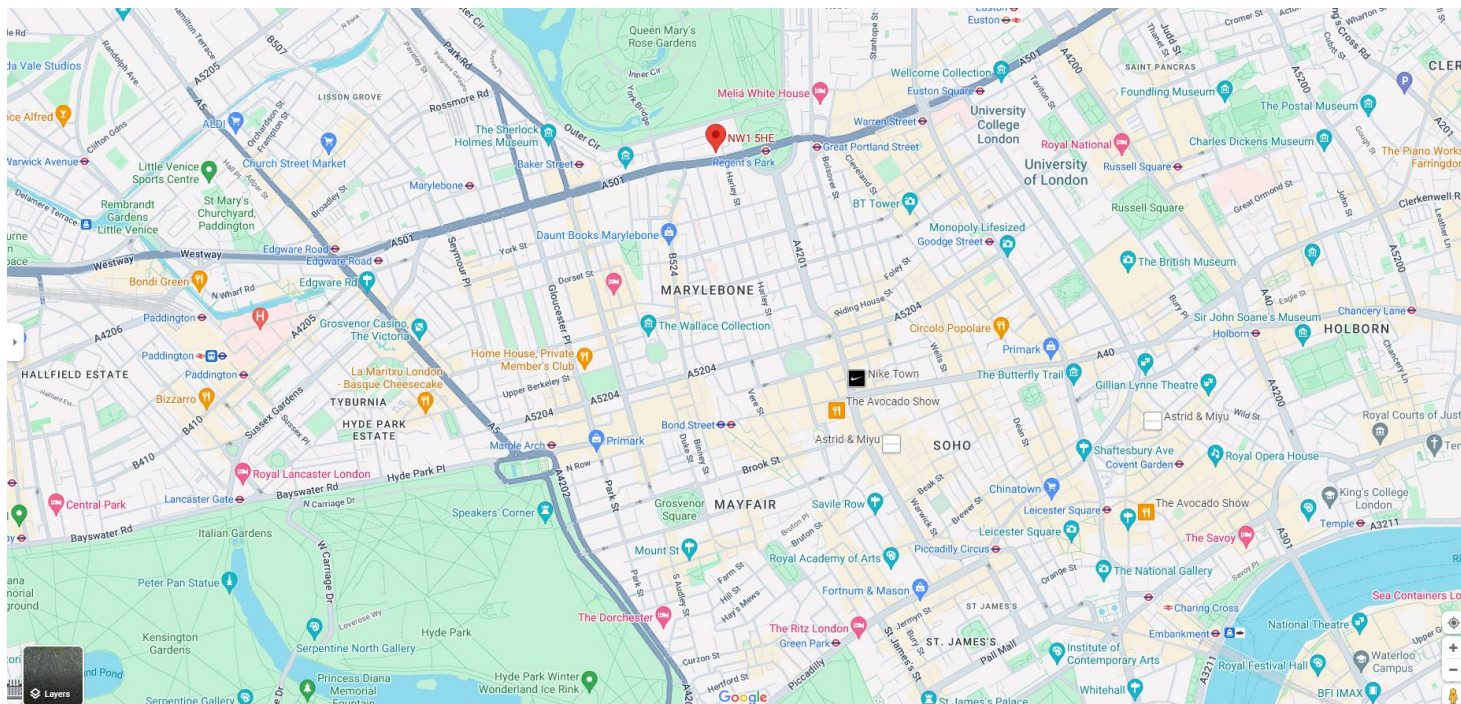


Third Floor

For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





## Accommodation

Grand entrance hallway, spacious and bright reception room with adjoining separate dining/second reception room, eat-in kitchen with separate utility area, four/five double bedrooms, four bathrooms and a guest WC

## Benefits

- 24-hour porter
- High ceilings throughout
- Close to the open spaces of Regent's Park, and the shops and restaurants of Marylebone High Street.
- Eligible for a Westminster zone 'F' parking permit.

## Tenure

Share of Freehold

## Price

OFFERS IN EXCESS OF £6,000,000 subject to contract