



HARLEY HOUSE, MARYLEBONE, NW1

**ARLINGTON**  
RESIDENTIAL

A grand second floor corner apartment of some 3,200 sq ft/297 sq m, featuring three stunning reception rooms.

Harley House is a prestigious Grade II listed mansion block featuring 24-hour uniformed security porterage. The building is superbly located within 200 yards of Regent's Park and 100 yards from the shops and restaurants of Marylebone High Street. The nearest tube stations are Regents Park (150 yards) and Baker Street (0.2 miles).

**ACCOMMODATION;** Drawing room, dining room, family room, large entrance hall, five bedrooms, two bathrooms, two shower rooms, large kitchen/breakfast room, guest cloakroom.

**AMENITIES:** 24 hour/7 days a week uniformed security, porterage 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, discounted charge for congestion zone, eligible for Crown Estate Parking Permit.

**GUIDE PRICE: £7,000,000**

**TENURE: LEASEHOLD, 119 YEARS**

**REMAINING**

**SERVICE CHARGE: £20,000 PER ANNUM**

**GROUND RENT: TBC**

**EPC RATING: B**

**COUNCIL TAX BAND: H**

# ARLINGTON

R E S I D E N T I A L

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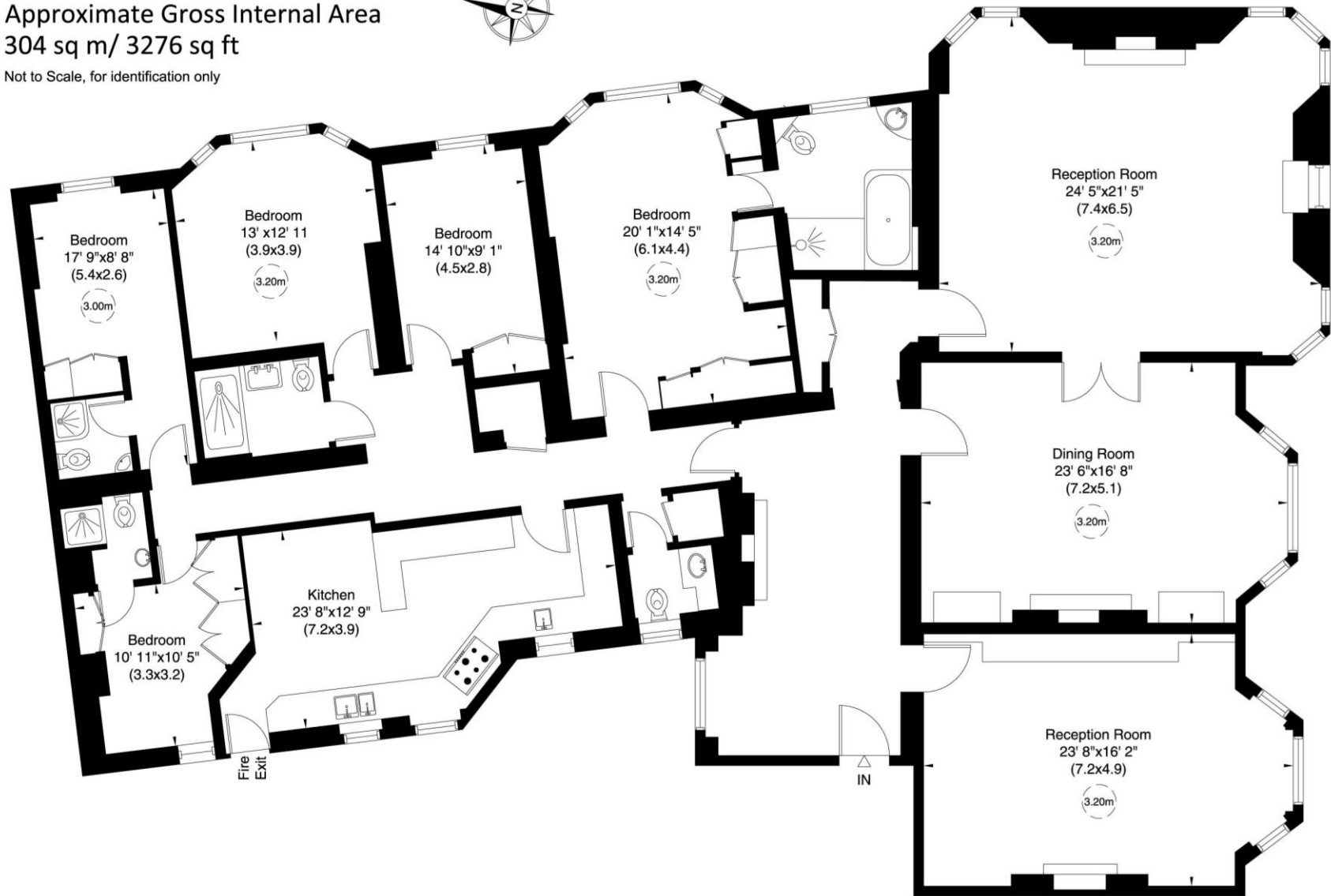




# Harley House, NW1

Approximate Gross Internal Area  
304 sq m/ 3276 sq ft

Not to Scale, for identification only



Second 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).

