

Harley House, Marylebone, NW1



A stunning, newly refurbished and carefully interior-designed fifth-floor three-bedroom apartment of some 227 sq. m / 2,447 sq. ft featuring a spacious entrance hall and a spacious formal reception and separate media room. The Apartment also comes with one secure allocated parking space.

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

Reception Hall, Family/Media Room, Reception Room, Kitchen, Utility Room, Principal Bedroom with Ensuite Dressing Room, Bathroom & Shower Room, 2 Further Bedrooms (1 with Walk in Dressing Room), 1 Further Family Bathroom, 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, one secure allocated parking space, 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: £5,500,000

TENURE: SHARE OF FREEHOLD

GROUND RENT: PEPPERCORN

**SERVICE CHARGE: £16,232 FOR
2025, TO BE REVIEWED**

COUNCIL TAX BAND: H

EPC: B

ARLINGTON

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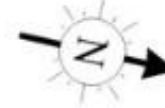
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Marylebone Road, NW1

Approximate gross internal area

227.33 sq m / 2447 sq ft



Key :
CH - Ceiling Height



Fifth Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.