

Harley House, Marylebone, NW1





Harley House is a landmark period building with 24hr uniformed portorage set behind a gated carriage driveway and only 150m from the open spaces of Regent's Park, and a moments' walk from Marylebone High Street. This spacious apartment is arranged over 259 sq m / 2,788 sq ft and located on the fourth floor with an open aspect to the front over Devonshire Place and partial views over Regent's Park to the rear. The current owners have modified the layout by opening the two rear bedrooms to create a large principal bedroom suite with open dressing area and ensuite bathroom, which can easily be re-instated as two bedrooms - providing 4 bedrooms in total. The three, south facing reception rooms are across the front, benefit from high ceilings and are ideal for entertaining.

ACCOMMODATION

Spacious Entrance Hall • Guest Cloakroom • Reception Room • Family Room • Dining Room • Kitchen / Breakfast Room Principal Suite (formally 2 bedrooms) Comprising Bedroom with Ensuite Bathroom and Dressing Area • Two Further Bedrooms • Two Shower Rooms • Utility Room

AMENITIES

24 hour Uniformed Portorage with CCTV • Lift • Gated Security • Three Ornamental Balconies • Independent Central Heating and Hot Water • Video Entry Phone System















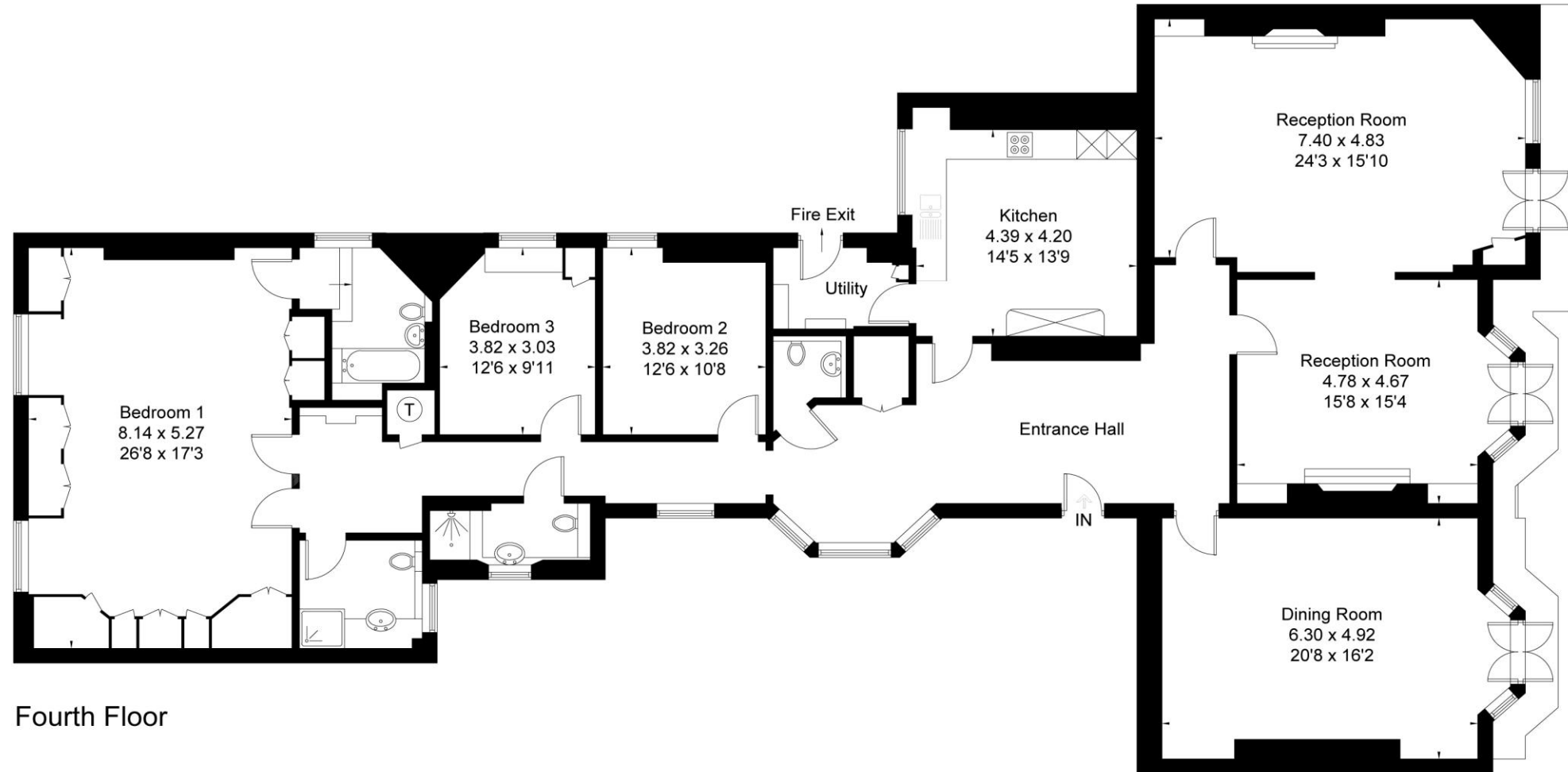


Marylebone Road

Gross Internal Area (approx) = 259 sq m / 2788 sq ft

For identification only. Not to scale.

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Fourth Floor

GUIDE PRICE: £5,500,000

TENURE: Leasehold -118 years remaining, with the benefit of a Share of Freehold.

SERVICE CHARGE: Service charge approx. £18,000 per annum (to include contribution to sinking fund)

COUNCIL TAX BAND: H

EPC : D

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