

HARLEY HOUSE  
MARYLEBONE, NW1

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ARLINGTON RESIDENTIAL





A recently refurbished and beautifully presented four-bedroom apartment (233 sq m/2,512 sq ft) set on the fifth floor of this highly sought after portered building located moments from Regent's Park.

The apartment offers excellent entertaining space comprising of three reception rooms (all south facing), separate eat-in kitchen and four bedrooms with three bathrooms and private balcony. Being on the 5<sup>th</sup> floor the flat has views towards Regent's Park from the 2 rear facing bedrooms.



Harley House is a gated building and benefits from 24 hour security portering staffed from a dedicated security lodge. The building is set back off Marylebone Road and located only a few hundred yards from both Marylebone High Street and Regent's Park. The West End is a short distance away with nearby transport links including Regent's Park, Baker Street and Great Portland Street underground stations, as well as Marylebone and Euston train stations.



A parking space immediately outside the entrance to the apartment is available to be purchased by separate negotiation.























9-87 & 101

# 75 Harley House 56 Marylebone Road, NW1

Gross internal area (approx.)

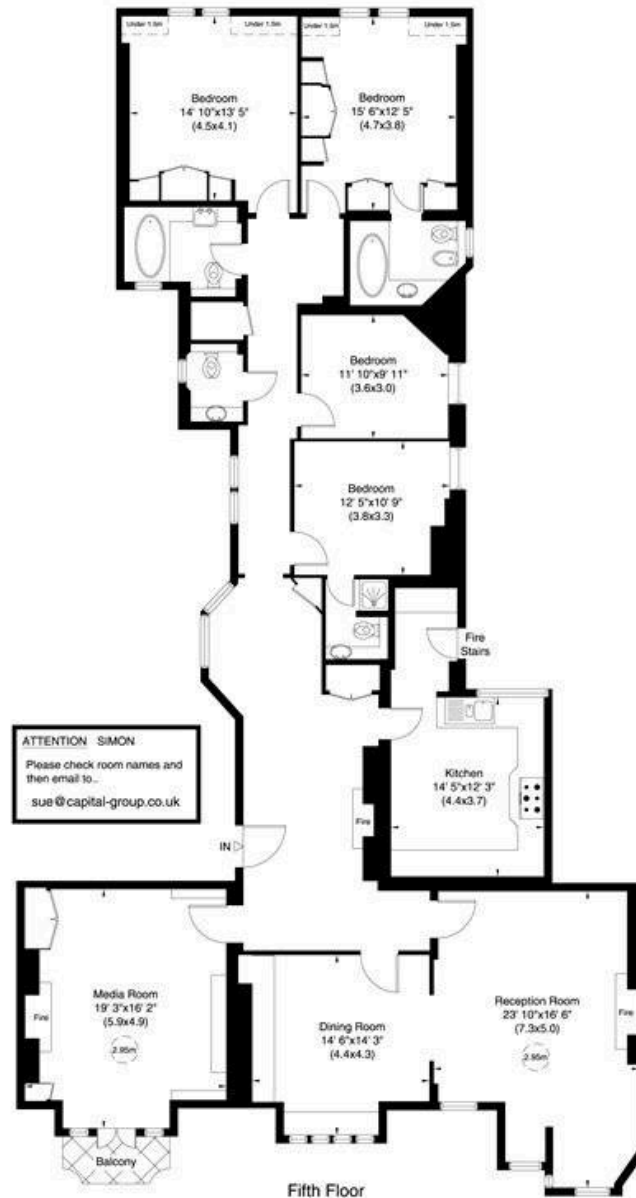
233 Sq m (2512 Sq ft) Including Under 1.5m

231 Sq m (2487 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

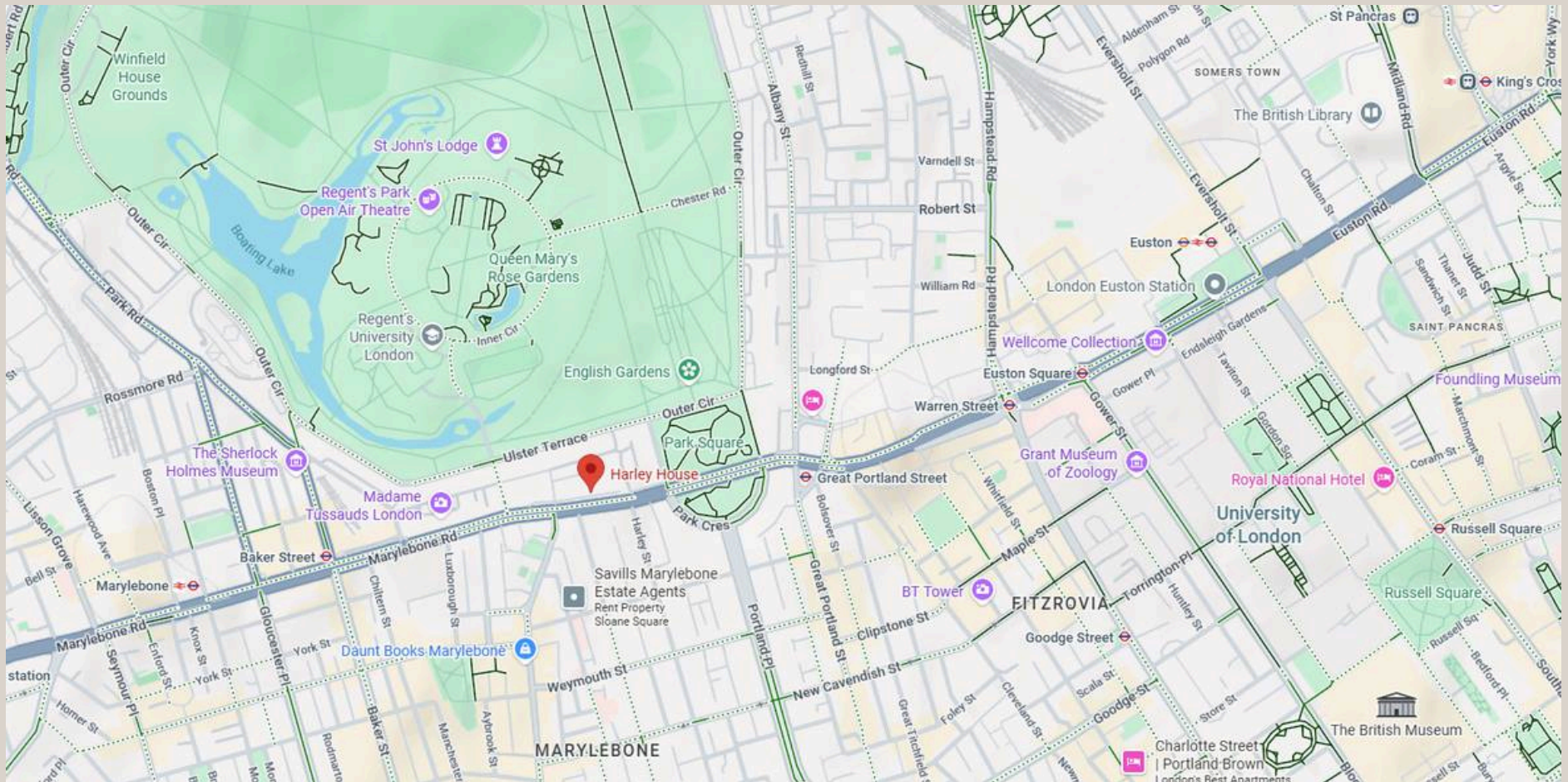


Floor Plan by **capital group** 020 8671 7722



Fifth Floor

Not to scale, 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).



Price	£4,750,000
Tenure	990 year lease remaining, with the benefit of a Share of Freehold
Service Charge	Aprox. £18,000 per annum
Council Tax	Band H
EPC	D

# ARLINGTON

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