



HARLEY HOUSE, MARYLEBONE, NW1

**ARLINGTON**  
RESIDENTIAL

A beautifully presented 3<sup>rd</sup> floor apartment providing 2,844 sq ft/ 264 sq m of accommodation featuring elegant and well-proportioned rooms.

Harley House is a much sought after imperious Edwardian gated mansion block superbly located 150 yards from Regent's Park. It is adjacent to the Royal Academy of Music, with the world famous medical facilities of The London Clinic and Harley Street within easy walking distance, as is Marylebone High Street with its array of restaurants, cafés and boutiques. Oxford Street, Regent Street and Bond Street are less than 1 mile/1.6 km away.

**ACCOMMODATION;** Drawing room, dining room, family room, study (formerly bedroom 3), large entrance hall, principal bedroom suite comprising of bedroom, dressing room and bathroom, 2<sup>nd</sup> bedroom suite, guest cloak room, utility room.

**AMENITIES:** Two parking spaces immediately outside the entrance to the flat available by separate negotiation, 24 hours/7 days a week uniformed security, portering 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, F zone off street parking.

**GUIDE PRICE: £6,250,000**

**TENURE: SHARE OF FREEHOLD**

**SERVICE CHARGE: CIRCA £15,000**

**PER ANNUM**

**EPC RATING: C**

**COUNCIL TAX BAND: H**

# ARLINGTON

R E S I D E N T I A L

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# Harley House

Approx. Gross Internal Area 2844 Sq Ft - 264.17 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.