

Harley Road, London NW3

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An exceptional four to five bedroom garden flat providing two reception areas, laterally arranged over the entire garden level and part of the raised ground floor of an expanded period property comprising approximately 2,551 sq ft (including the garden house). The property benefits from its own private entrance and a double-width, private, south-west facing garden with a modern garden house.

The property offers well-arranged, open-plan living space, including a bespoke kitchen with stainless steel appliances, underfloor heating to the ground floor and upstairs bathrooms, and air conditioning in the living room and wine cellar.



**Asking price:** £2,950,000

**Tenure:** Leasehold: approximately 144 years remaining

**Service charge:** Approximately £7,000 per annum. We have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** H





It also has a highly specified audio-visual system, including multi-room distribution of music (via Sonos) and video, Rako lighting, and CAT5 wiring throughout. The large, beautiful southwest-facing garden has a garden house built with an eco-friendly green roof, full insulation and connection to the home network and audio-visual system. The garden house provides a practical office, studio or gym.

The property is conveniently located near Primrose Hill Park, Swiss Cottage Underground Station (Jubilee Line), and the extensive amenities provided in both Belsize Park and St John's Wood.

















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Approx. Gross Internal Area= 206.34 sq m / 2221 sq ft

Summer House= 30.74 sq m / 330 sq ft

Total= 237.07 sq m / 2551 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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