





HARLEY HOUSE

This exceptional fourth-floor lateral apartment in the prestigious portered, Harley House, offers an internal area of 2,495 sq. ft (231.79 sq. m), providing spacious living in the heart of London.

Upon entering the property a grand triple-length hallway provides access to the reception room and formal dining area, both featuring large windows and direct access to a private balcony. Additionally you can find a contemporary kitchen/breakfast room equipped with high-end appliances, sleek cabinetry, and generous workspace.

The apartment includes four well-proportioned bedrooms, including a principal suite with a dressing area and an en-suite bathroom featuring a free-standing bathtub, double vanity, and walk-in shower. One additional bedroom is currently used as a home cinema but can be converted into a guest room or office.







## ACCOMMODATION & KEY FEATURES

### ACCOMODATION

- Reception room
- Kitchen
- Dining room
- Hallway
- Utility
- Principal ensuite bedroom
- Three further bedrooms
- Bathroom
- WC

### KEY FEATURES

- 24-hour portorage
- Gated security
- Electric charging point
- High ceilings













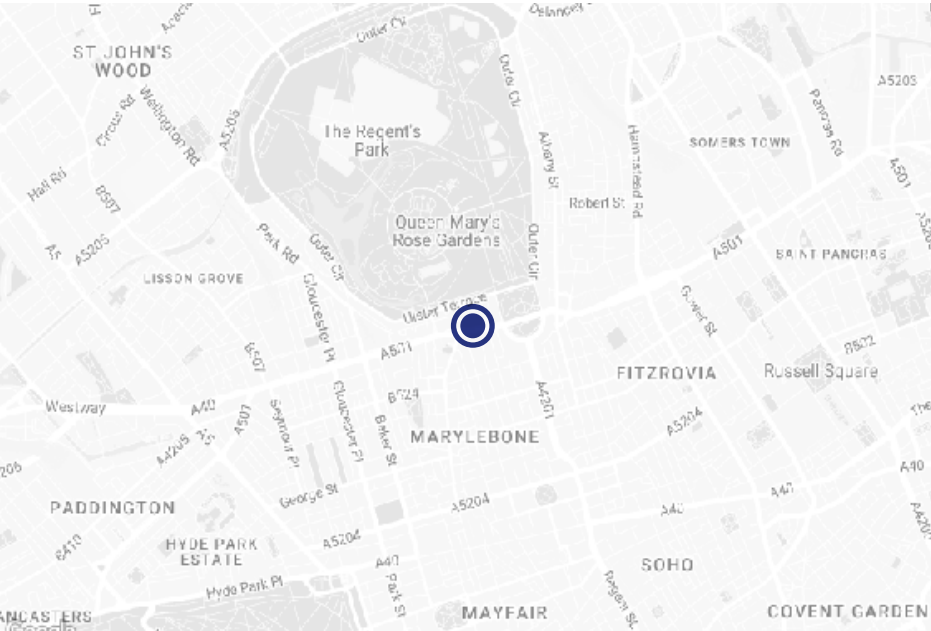






# LOCATION

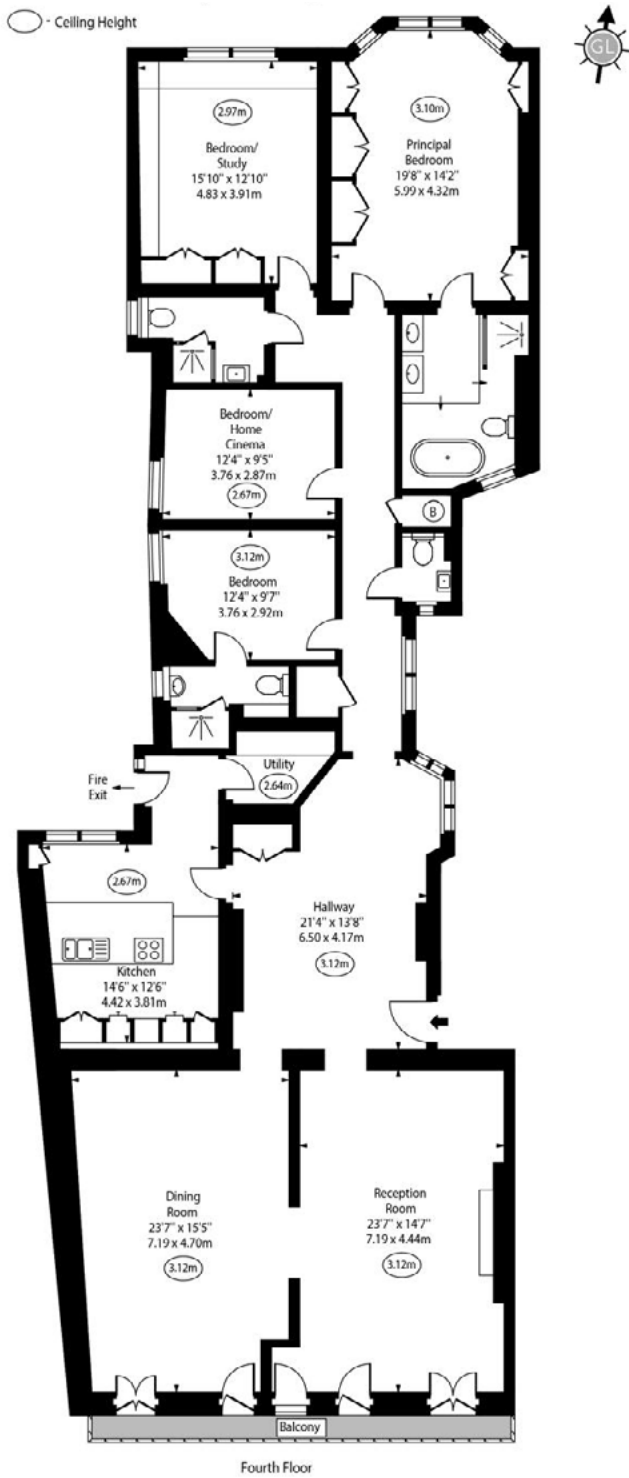
Harley House is just moments away from the tranquil green spaces of Regent’s Park, the restaurants and amenities of Marylebone High Street and Marylebone Village are within a short distance, as is Baker Street Underground station (Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith and City lines) which provides fantastic transport links throughout London.





# FLOORPLAN

Approximate Gross Internal Area  
231.79 sq m / 2495 sq ft



## TERMS

Leasehold

£5,500,000

Council Tax Band: H

EPC: B

Viewings By appointment only

For more information please contact:



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