





KEY FEATURES

- Gated Grade II listed Edwardian mansion
- One parking space
- Lift access
- 24-hour portage
- High ceilings
- Regent's Park approximately 150 metres from the building

A newly refurbished, interior designed fifth-floor apartment set within Harley House, a gated Grade II listed Edwardian mansion on Marylebone Road with 24-hour portage and lift access. The apartment further benefits from one allocated parking space. The apartment opens into a generous reception hall with full-height bespoke cabinetry and a guest cloakroom concealed behind a mirrored wall. Glazed bronze double doors allow the living spaces to be opened for entertaining or closed for privacy, while frosted glazed doors separate the bedroom accommodation.

The reception room centres on a bespoke travertine fireplace with floating shelving. A separate family and media room is arranged around a fitted media wall with ribbed timber veneer detailing. The kitchen is designed with exceptional storage and clean lines, featuring finger-pull cabinetry, Taj Mahal stone surfaces and a full suite of integrated appliances including Gaggenau ovens and a Sub-Zero French door fridge-freezer. A Miele laundry set sits within the utility room. The principal bedroom suite includes an ensuite dressing room, bathroom and separate shower room. Two additional bedrooms are served by a family bathroom, with one also benefitting from a walk-in dressing room.



3 BEDROOM



3 BATHROOM





ACCOMMODATION

Reception hall

Reception room

Family/media room

Kitchen

Utility room

Principal bedroom suite with dressing room, bathroom and shower room

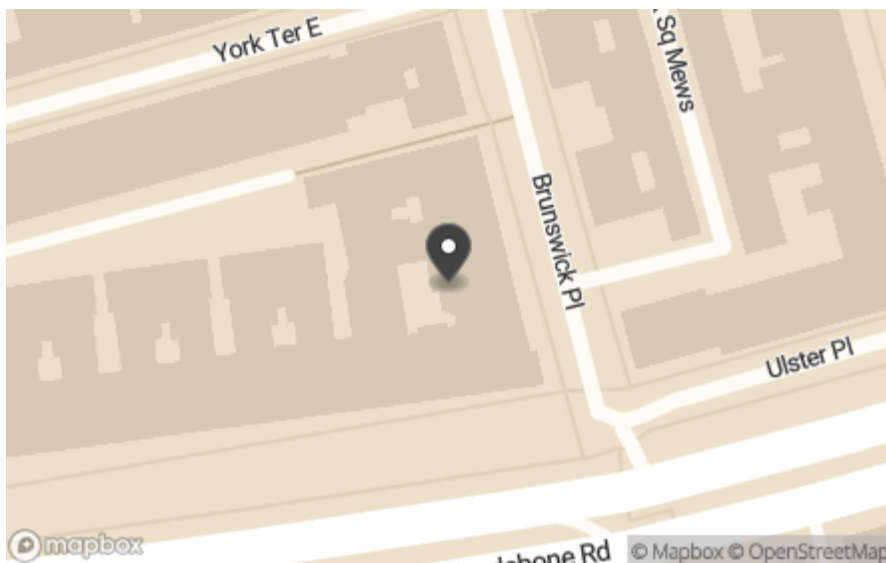
Two further bedrooms (one with walk-in dressing room)

Family bathroom

Guest cloakroom

LOCATION

Harley House is positioned on Marylebone Road, close to Regent's Park and the village atmosphere of Marylebone High Street. The area offers established independent restaurants, pubs and destination hotels, with access to shopping in Marylebone and Mayfair. The nearest tube stations are Regent's Park, Great Portland Street, Baker Street and Marylebone. Heathrow access is available via the Elizabeth line from nearby Bond Street.





Harley House,
Marylebone Road, NW1

Approximate gross internal area

227.33 sq m / 2447 sq ft



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

TERMS

Price: £5,500,000

Tenure: Share of Freehold

Council Tax Band: H

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

80 St Johns Wood High Street,
London, NW8 7SH

sjw@beauchampstates.com

020 7722 9793

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

