



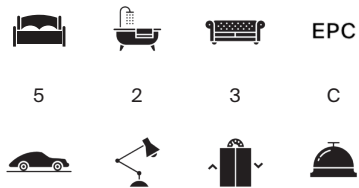
HARLEY HOUSE

Marylebone Road, NW1



A LARGE, FIVE BEDROOM DUPLEX

Set on the ground and lower ground floors in a very prestigious, portered building on the south side of Regent's Park. Offering an expansive 3,459 sq ft of lateral living space, this period property combines classic architectural elements with modern conveniences.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold with approximately 118 years remaining

Ground rent: £400 per annum*

Service charge: Circa £20,000 per annum*

Guide Price: £3,750,000



HARLEY HOUSE, MARYLEBONE ROAD NW1

The property comprises two well-proportioned reception rooms, a principal bedroom with a walk-in dressing room and an en suite bathroom, four bedrooms, a further bathroom, two guest WCs, a study and a utility room. This flat offers a blend of historical appeal and contemporary comfort, making it an ideal city residence. Further benefits include a private parking space. Harley House, designed by Edward Boehmer and Percy Christian Gibbs and completed in 1904, benefits from 24-hour portorage and passenger lifts.

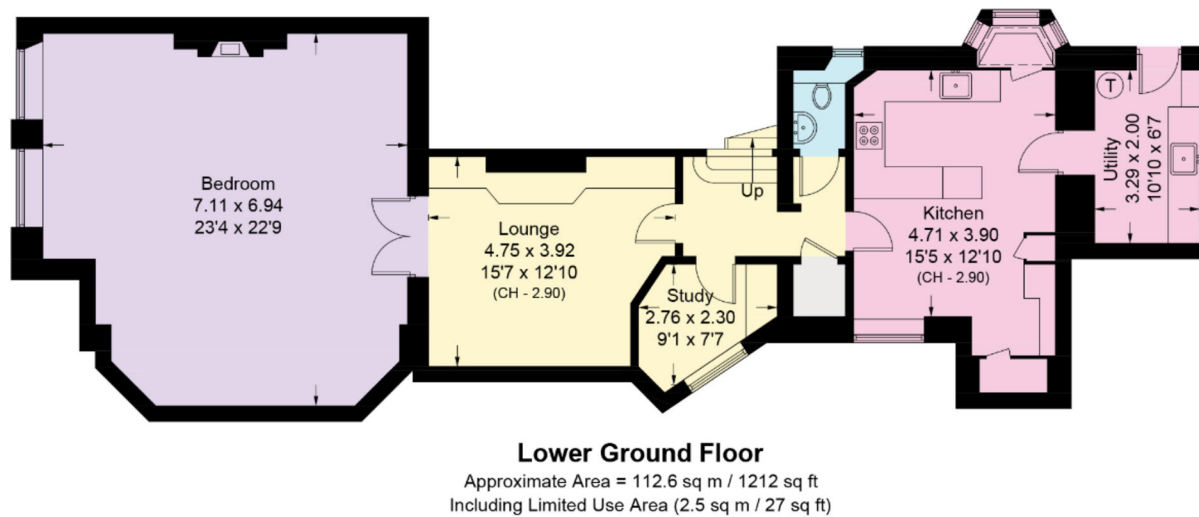
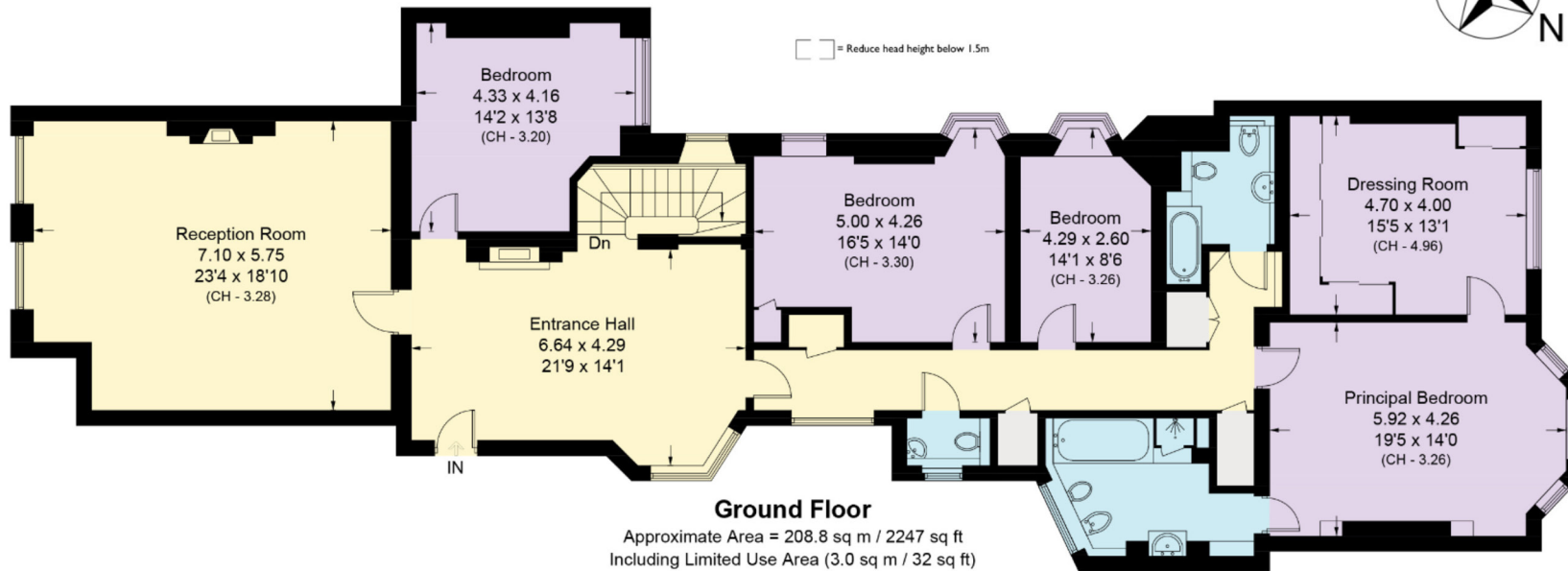
*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

**We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.









(Including Limited Use Area 5.5 sq m / 59 sq ft)
 Approximate Gross Internal Area = 321.4 sq m / 3,459 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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