



# HARLEY STREET

MARYLEBONE  
LONDON W1G 6BF

ONE OF THE GRANDEST  
TOWNHOUSES IN  
MARYLEBONE



A BEAUTIFULLY PRESENTED AND SYMPATHETICALLY RESTORED GRADE II LISTED MANSION, SITUATED ON ONE OF THE MOST PRESTIGIOUS STREETS IN MARYLEBONE.



This graceful and elegant house comprises approximately 8,600 sq ft (799 sq m), with magnificently proportioned principal rooms, a grand staircase and the rare benefit of a lift. There is a very attractive patio garden at the rear, and a spa on the lower ground floor with pool, steam room, sauna, plunge pool and gym.



## ACCOMMODATION

- Hall ■ Elegant first floor drawing room
- Ground floor kitchen ■ Dining room
- Study ■ Further first floor reception room
- Master bedroom with dressing room and ensuite bathroom
- Two further ensuite bedrooms
- Bedroom 4 with separate bathroom
- Studio room with kitchenette ■ Media room
- Staff bedroom with kitchenette and ensuite bathroom
- 4 guest cloakrooms ■ Laundry
- Wine cellar ■ Storage vaults





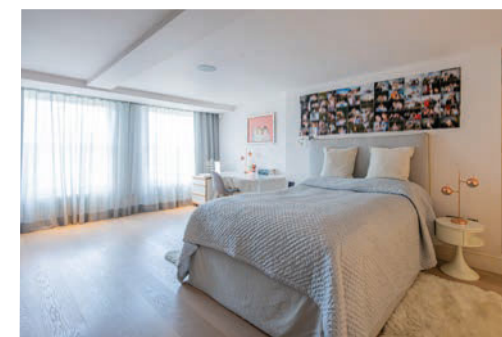
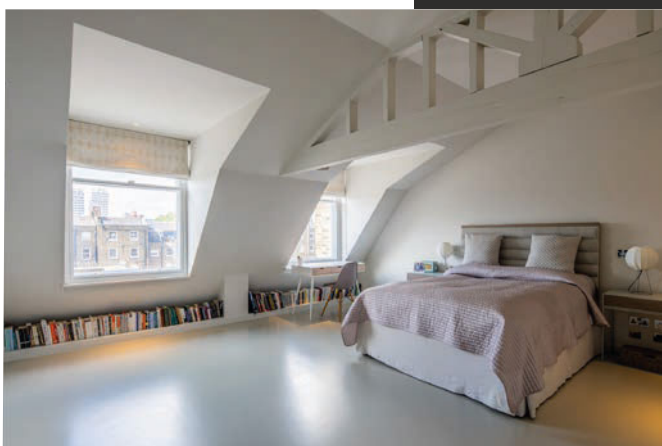
## LOCATION

Harley Street runs from Marylebone Road to Cavendish Square and the house is situated at the north end, conveniently located for the highly regarded amenities of Marylebone High Street and the wide open spaces of Regent's Park.



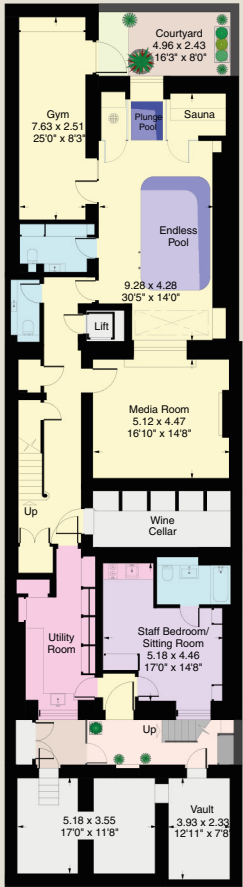




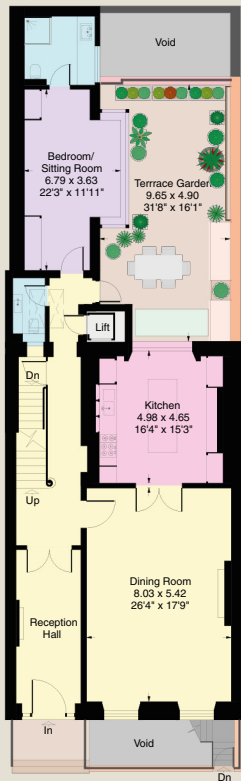




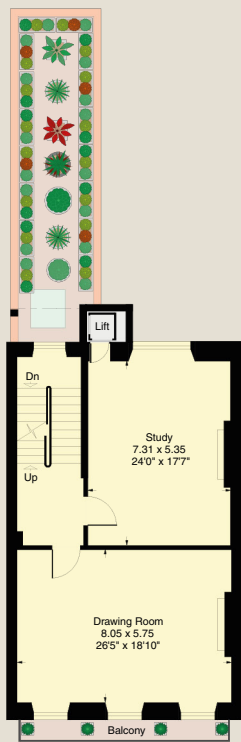
**APPROXIMATE GROSS INTERNAL AREA: 757.0 sq.m. / 8,148 sq.ft.**  
 (Not including vaults or reduced height area, below 1.5m)  
 Vaults - 29.1 sq.m. / 313 sq.ft.  
 Reduced height area - 12.8 sq.m. / 139 sq.ft.  
 Total area - 798.9 sq.m. / 8,600 sq.ft.



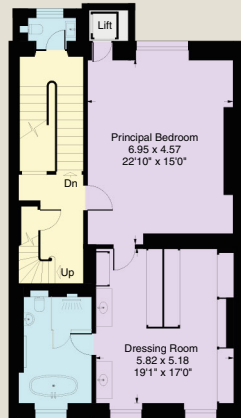
LOWER GROUND FLOOR



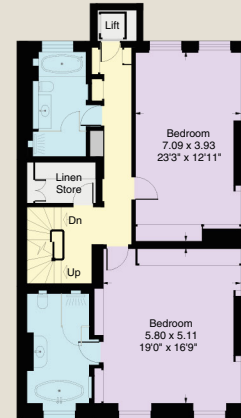
GROUND FLOOR



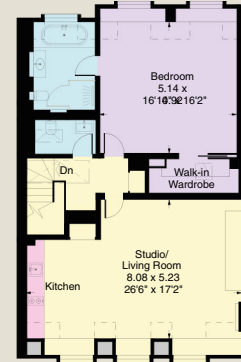
FIRST FLOOR



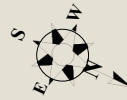
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TERMS

TENURE  
FREEHOLD

PRICE  
£18,500,000

VIEWING  
BY APPOINTMENT



**BEAUCHAMP  
ESTATES**

Disclaimer: give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. No person in the employment has any authority to make any representation or warranty whatsoever in relation to these properties. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Along with photographs, computer generated images have been used throughout the document. 6. All travel times/distances are approximate and taken from www.google.com/maps.