



MARYLEBONE ROAD, LONDON, NW1
Offer in excess of £6,000,000

Carter Jonas

MARYLEBONE ROAD, LONDON, NW1

The flat has recently undergone a recent refurbishment and is presented in impeccable condition. It boasts high ceilings, ample natural light, and views of Regent's Park from the rear.

The well-designed layout includes a spacious entrance hall, two reception rooms, a kitchen with a utility room, a guest WC, a primary bedroom with an en-suite dressing room/bathroom and four further bedrooms.

Council Tax Band H

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

Harley House is conveniently located near the serene green spaces of Regents Park. The restaurants and amenities of Marylebone High Street and Marylebone Village are easily accessible on foot, as is Baker Street Underground Station (Jubilee/Bakerloo/Metropolitan/Circle/Hammersmith and City), offering excellent transportation connections across London.

AMENITIES

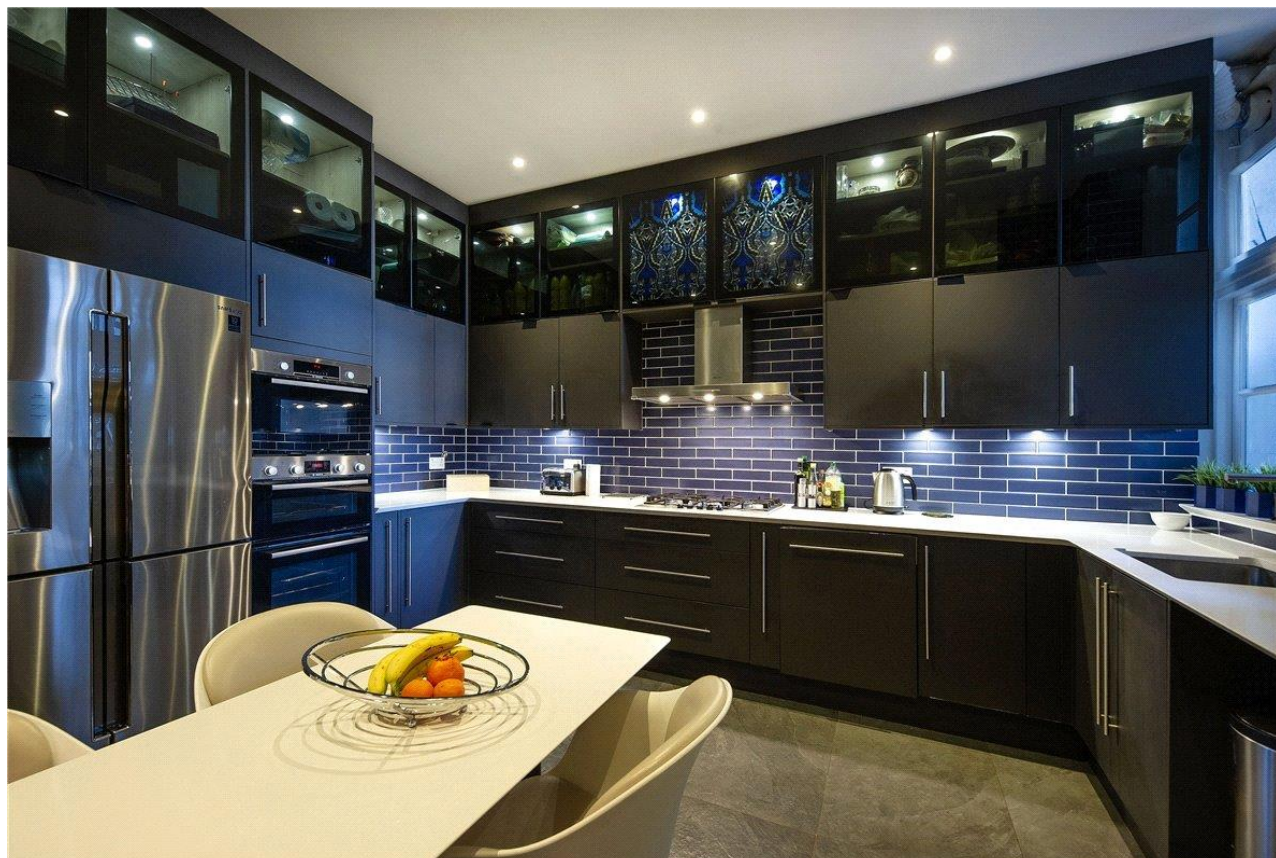
- Five bedrooms
- Two reception rooms
- Brand new kitchen
- Reception room
- Utility room
- Gated development

TENURE Leasehold; plus share of Freehold

LOCAL AUTHORITY City of Westminster

EPC BAND C

A SPACIOUS LATERAL APARTMENT SITUATED ON THE THIRD FLOOR OF A PRESTIGIOUS MANSION BLOCK OPPOSITE MARYLEBONE HIGH STREET.





Classification L2 - Business Data

Harley House, Marylebone Road, NW1
Approximate Gross Internal Area
285 sq m/ 3064 sq ft
Not to Scale, for identification only



Third Floor

For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(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	

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IMPORTANT INFORMATION

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