



HARLEY STREET, LONDON, W1G
£1,500,000

Carter Jonas

HARLEY STREET, LONDON, W1G

The property offers generous accommodation, including a separate kitchen and a spacious, light-filled reception room, ideal for both entertaining and everyday living.

The principal bedroom benefits from a walk-in wardrobe and ensuite bathroom, while the remaining bedrooms are well proportioned and served by a second bathroom.

The apartment further benefits from its own private roof terrace.

Situated just a short walk from Oxford Street, the property is superbly located between Bond Street and Oxford Circus Underground stations, providing excellent transport links and immediate access to world-class shopping, dining, and amenities.

* The apartment is virtually staged, the furniture in these images is computer generated (CGI).

Service Charge: £31,292.46 approx. per annum

Ground Rent: No ground rent

Heating: Water source heat pump, radiators, electric

Hot Water: Electric immersion

Parking: On street may be available:

<https://www.westminster.gov.uk/parking/parking-residents>

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk.

TENURE Leasehold - Expiry 24/12/2139

LOCAL AUTHORITY Westminster

EPC BAND D

A WELL-PRESENTED THREE-BEDROOM, TWO-BATHROOM DUPLEX APARTMENT ARRANGED OVER THE FOURTH AND FIFTH FLOORS OF A PORTERED BUILDING WITH LIFT ACCESS, IDEALLY POSITIONED IN THE HEART OF MARYLEBONE.





Harley Street, W1G 9PJ

Approx Gross Internal Area = 114.41 sq m / 1232 sq ft

Terrace = 22.49 sq m / 242 sq ft

Storage = 0.39 sq m / 4 sq ft

Total = 137.29 sq m / 1478 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	78 C
39-54	E		
21-38	F		
1-20	G		

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