



**MARYLEBONE ROAD, MARYLEBONE, NW1**  
**£4,700,000**

**Carter Jonas**



# MARYLEBONE ROAD, MARYLEBONE, NW1

## AMENITIES

- 4 Bedrooms
- 4 Bathrooms (3 en-suite)
- 1 Reception Room
- Fitted Kitchen
- Guest WC
- Porter
- Off Street Parking Available
- Ground & Lower Ground Floors

A stunning four-bedroom flat in this very well-renowned portered building.

Situated on the ground & lower ground floors of a renowned period building, the ground floor of the apartment comprises of a reception room with separate fully fitted kitchen, main suite with en-suite bathroom, second bedroom & a further bedroom/study room, each with ensuite shower rooms and a guest WC.

On the lower ground floor there is a further bedroom and family bathroom.

The apartment benefits from state-of-the-art technology and air-conditioning throughout. The property benefits from the use of a gym and two parking spaces.

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

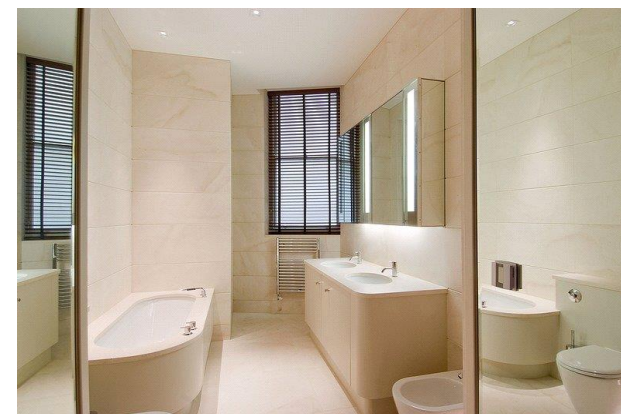
**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** D

**COUNCIL TAX BAND** H

## A STUNNING FOUR BEDROOM FLAT IN THIS VERY WELL-RENOWNED PORTERED BUILDING.



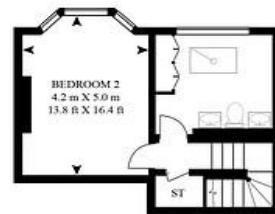




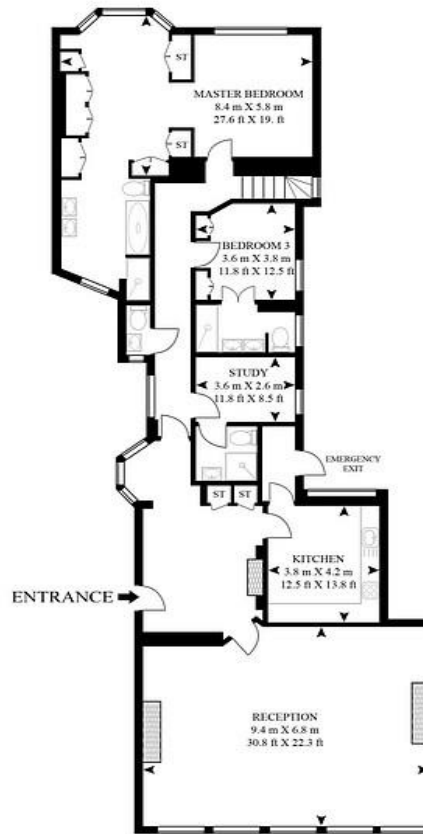
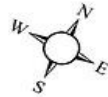


## HARLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 2766 SQ.FT (257 SQ.M)



LOWER GROUND FLOOR



GROUND FLOOR

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As Defined by RICS - Code of Measuring Practice. The Floor Plans are for representation purposes only and should be used as such by any prospective client

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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