



HARLEY HOUSE
MARYLEBONE ROAD
LONDON, NW1

LEASEHOLD

ASKING PRICE £2,250,000
SUBJECT TO CONTRACT

An immaculately presented apartment (164 sq m/1,761 sq ft) set within this well regarded purpose built block. The Apartment, which is finished to an extremely high specification throughout, features excellent entertaining space and a large principal bedroom suite. Further benefits include a 24 hour portage service.

Harley House is superbly located equidistant between Regent's Park and Marylebone High Street, and within close proximity to both Great Portland Street and Baker Street Underground Stations (Hammersmith & City, Circle, Metropolitan, Jubilee and Bakerloo Lines).



ACCOMMODATION

- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms

AMENITIES

- Concierge

COUNCIL TAX

Westminster (Band E)

EPC RATING:

D

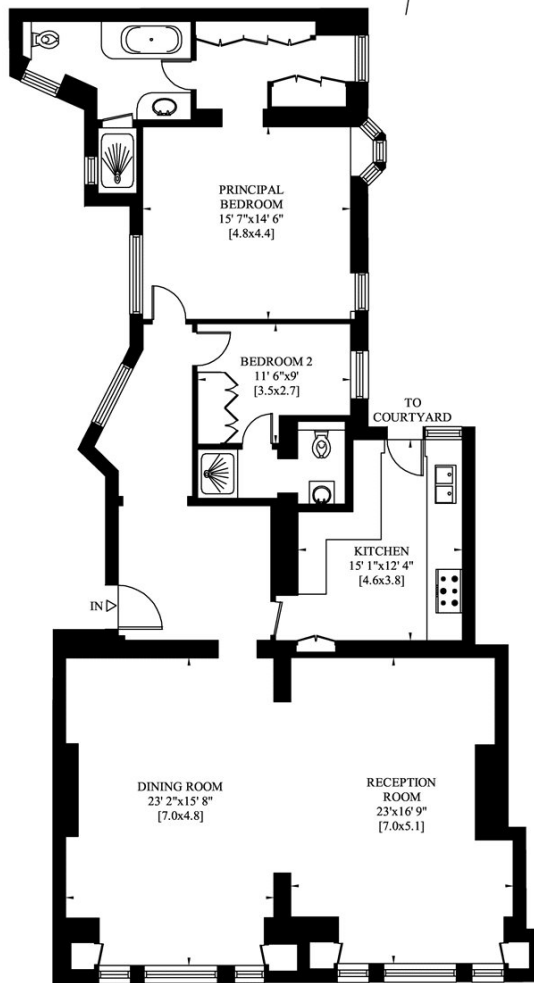
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



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Gross Internal Area: 164 Sq. metres
1761 Sq.feet



LOWER GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(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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