



HARLEY HOUSE

Marylebone Road
Marylebone
NW1

Asking Price
£4,750,000

Joint Sole Agent

A rare opportunity to acquire an exceptional lateral four bedroom apartment (233 sq m/2,512 sq ft) with high ceilings located on the fifth floor of a highly sought after portered building located moments from Regent's Park.

The apartment offers excellent entertaining space comprising of three reception rooms, separate eat-in kitchen and four bedrooms with three bathrooms and private balcony.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

HARLEY HOUSE

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NW1

Asking Price
£4,750,000
Subject To Contract

Joint Sole Agent

Share of Freehold

Harley House benefits from 24 hour security portage and a passenger lift. Located on the Marylebone Road, Harley House is enviably located for shop and amenities of Marylebone High Street and the West End, together with the green open spaces of Regent's Park.

Nearby transport links include Regent's Park, Baker Street and Great Portland Street underground stations, Marylebone and Euston train stations, and access to the West and Heathrow airport via the A40.



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ACCOMMODATION

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- One Shower Room (En-Suite)
- Guest Cloakroom
- Separate Eat-in Kitchen
- Reception Room
- Dining Room
- Media Room

AMENITIES

- Parking Available By Separate Negotiation
- 24-Hour Porterage
- Passenger Lift
- Gated Development

COUNCIL TAX: H

EPC RATING: D



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75 Harley House 56 Marylebone Road, NW1

Gross internal area (approx.)
233 Sq m (2512 Sq ft) Including Under 1.5m
231 Sq m (2487 Sq ft) Excluding Under 1.5m
For identification only. Not to Scale



Floor Plan by **capital group** 020 8671 7722



ATTENTION SIMON
Please check room names and
then email to...
sue@capital-group.co.uk

Not to scale, 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		
(69-80) C		77
(55-68) D	59	
(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 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.