



PENTHOUSE 5, HARLEY HOUSE

MARYLEBONE ROAD, REGENT'S PARK, NW1





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AN EXCEPTIONAL 3-5 BEDROOM LATERAL PENTHOUSE
APARTMENT (SIXTH FLOOR) SITUATED WITHIN A
PRESTIGIOUS GATED AND PORTERED LANDMARK BUILDING

THE APARTMENT COMPRISES 431.61 SQ M/4,646 SQ FT IN
ADDITION TO 143.07 SQ M/1,540 SQ FT OF PRIVATE
TERRACES AND INCLUDES SECURE OFF-STREET PARKING
FOR 3 VEHICLES.

Former Harley House residents include:

Sir Thomas Beecham - Conductor
Jackie Collins - Novelist
Dame Joan Collins - Actress
Joe Collins - Impresario
Lady Hoare - Wife to HM Ambassador to India
Sir Mick Jagger - Musician
Norrie Parramore - Record producer
Lew Prager - Band leader
Sir Bodley Scott - Orthopaedic surgeon to
Her Majesty Queen Elizabeth II

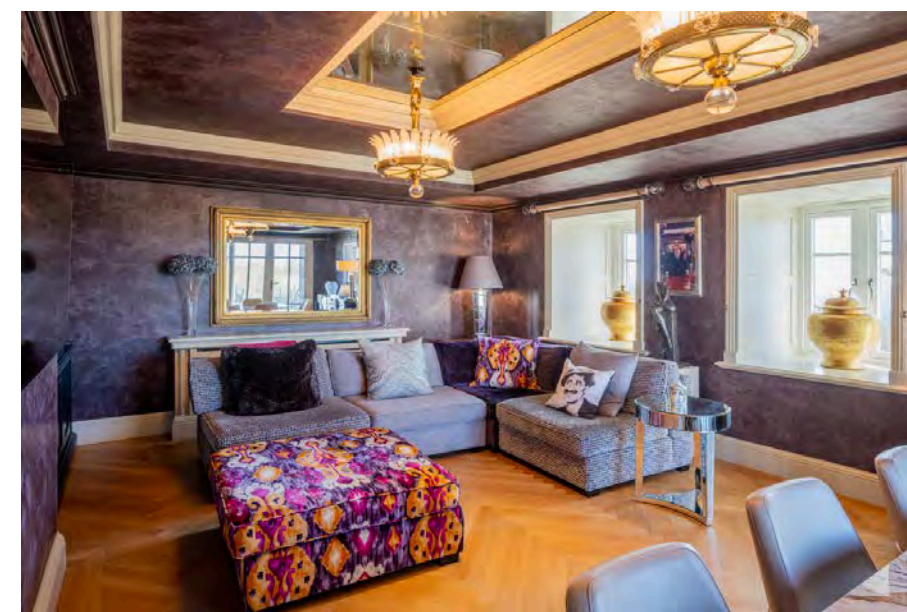




A PLACE IN HISTORY

Harley House was designed by Edward Boehmer and Percy Christian Gibbs and was completed in 1904.

It is today, one of the last grand residential landmark buildings that crowned the Edwardian era of splendour in London.













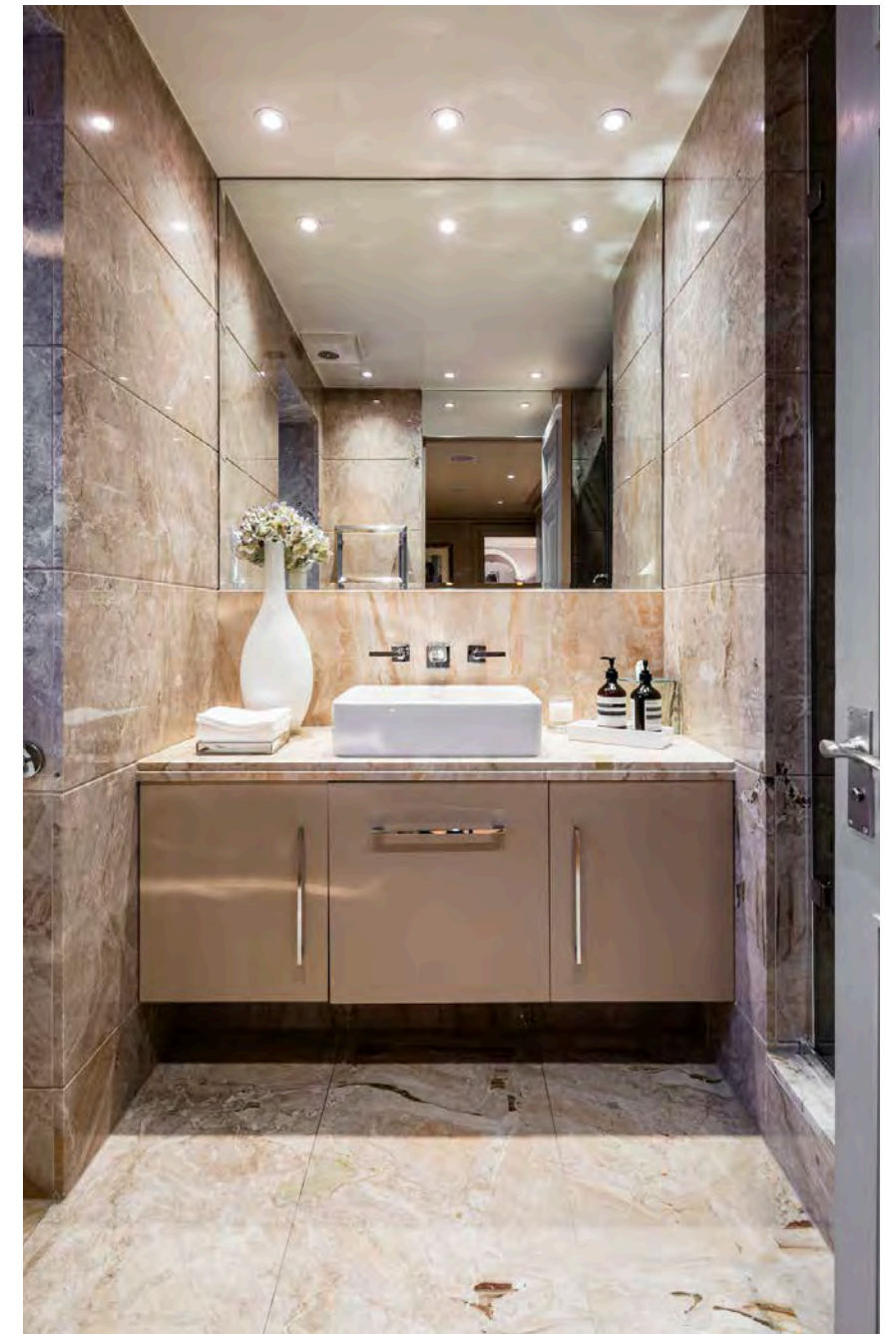




The principal bedroom suite encompasses a significant area of the penthouse incorporating two strikingly elegant en-suite bathrooms, a powder room, mirrored dressing area and a separate dressing room with extensive wardrobe space.

The larger of two en-suites has a bath with Tile Vision TV, a shower and is finished in a classical marbled stone throughout. The second en-suite features a walkin steam room shower with multiple water jets.





ACCOMMODATION

- Reception Hall
- Exceptionally Large Drawing Room Open Plan with TV Snug/Study
- Dining/Family Room
- Kitchen/Breakfast Room
- 2 Utility Rooms
- Principal Bedroom Suite with En-Suite Powder Room, Dressing Room, Bathroom & Shower Room
- Bedroom 2 (currently utilised as a Gym) with En-Suite Bathroom
- Bedroom 3 with En-Suite Shower Room
- 2 Guest Cloakrooms

The existing accommodation can potentially be re-configured to provide up to 4 principal bedroom suites in addition to separate staff bedroom and shower room.

AMENITIES

- Extensive Wrap-Around Terracing 143.07 sq m/1,540 sq ft
- Prestigious Gated Development
- 3 Allocated Parking Spaces
- Guest Parking
- 24 Hour Porterage & Security with dedicated Porters Lodge
- Entry Phone System
- Lift & Stairwell Access

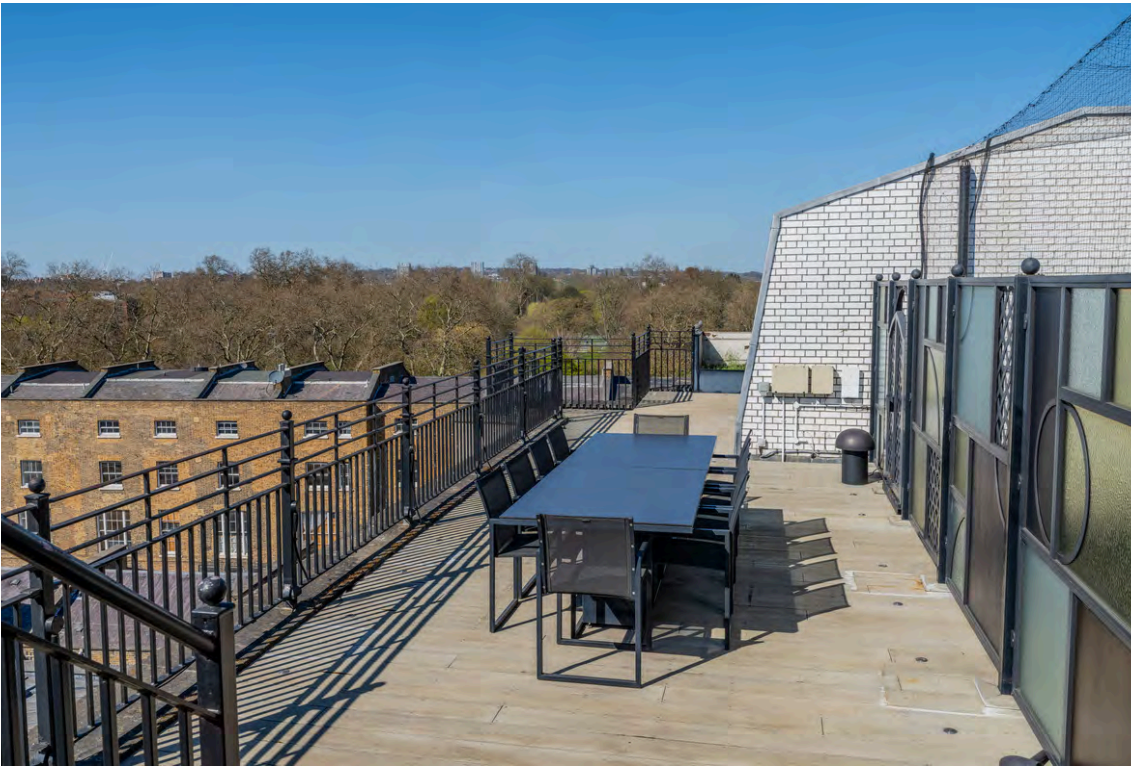
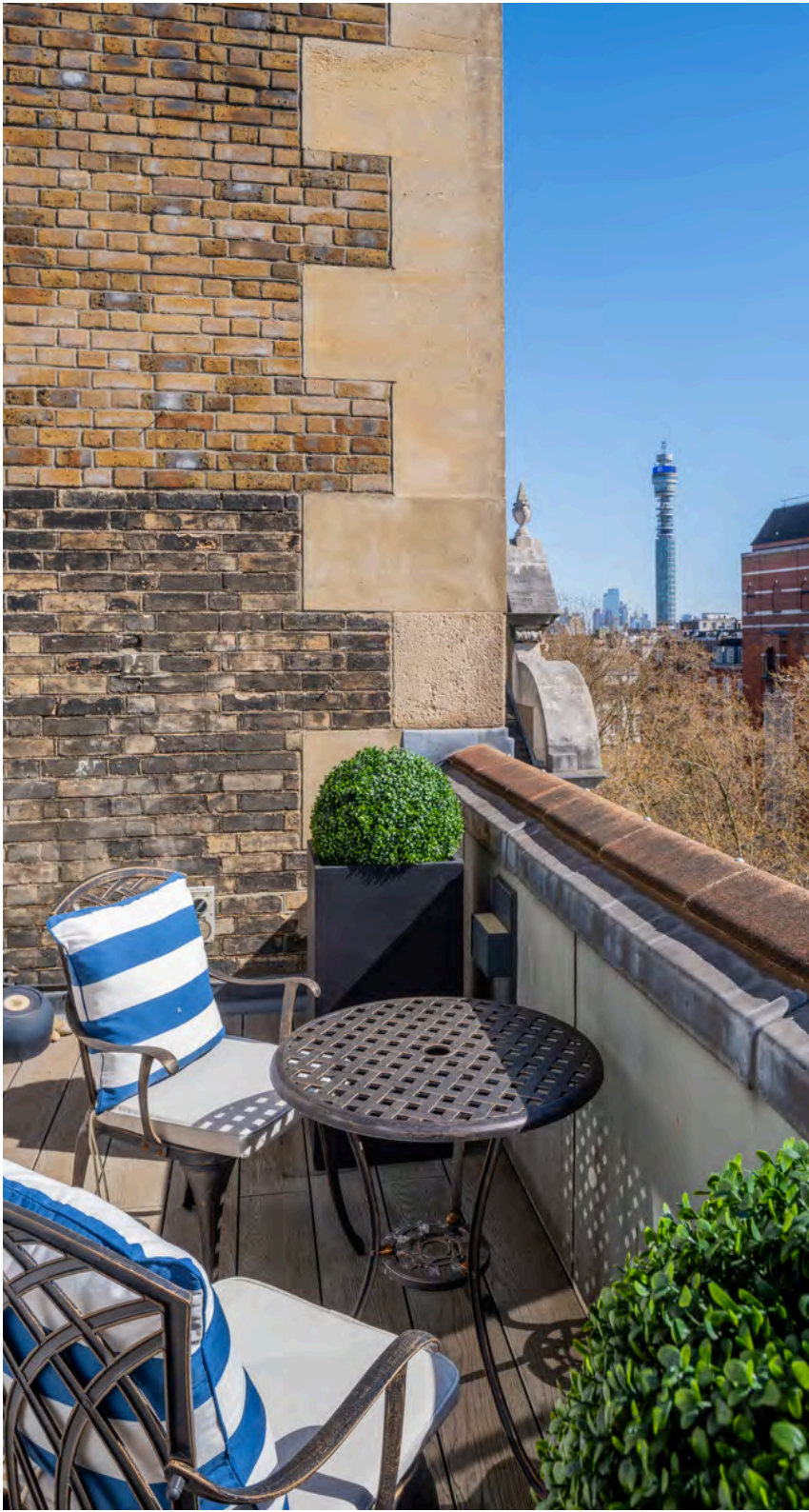


Overlooking 410 acres of Royal Parkland

Regent's Park is London's second largest expanse of Royal parkland and former hunting grounds. The park is home to London Zoo, Queen Mary's Gardens, an open air theatre, beautiful lakes and waterways - including Regent's Canal. This vast Grade I Listed oasis of tranquil green space lies within a few minutes walk of Harley House.

The penthouse has extensive terracing, two of which are south facing with aspects across the West End roof tops and towards Battersea Power Station and the London Eye. The two north facing and the main terrace offer predominantly west facing views toward Regent's Park.

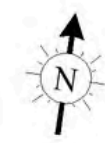






P/H 5, Harley House,
Marylebone Road,
London, NW1
Approximate gross internal area

431.61 sq m / 4,646 sq ft
Terrace
143.07 sq m / 1,540 sq ft



Sixth Floor



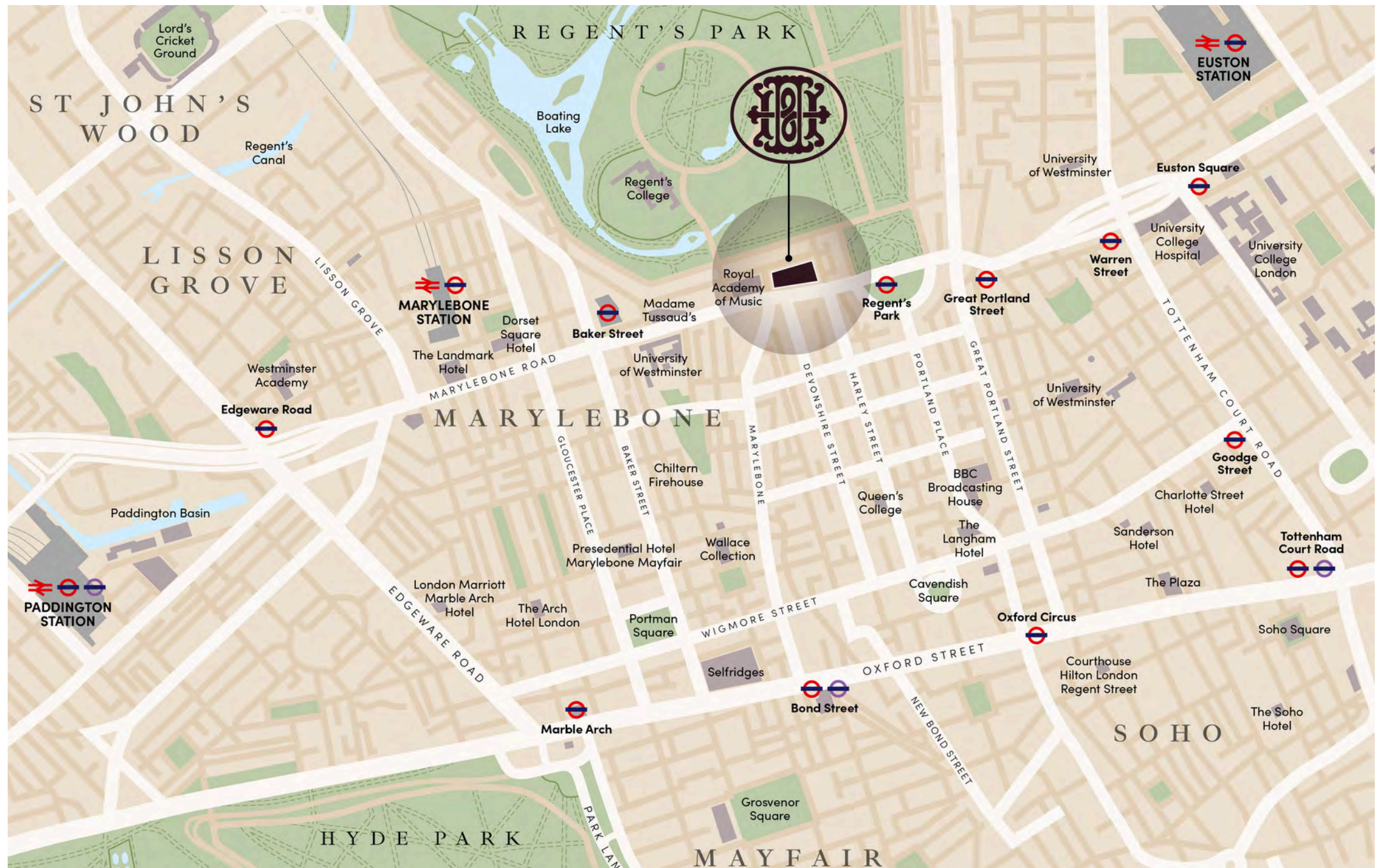
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography



A distinguished location for refined London living

Harley House is well placed for access to London's tube and rail network with Regent's Park Station little over a 5 minute walk - providing a one stop, 2 minute hop to Oxford Circus and the Central Line, Baker Street and Great Portland Street also within close proximity.

For travelling further afield, Euston, Marylebone and Paddington mainline are all near by - with Paddington operating both Heathrow Express and Elizabeth Line services to London Heathrow in around 30 minutes.





REGENT'S
PARK

MARYLEBONE
ROAD

MADAME
TUSSAUDS

HARLEY
STREET



TENURE: LEASEHOLD 999 YEARS FROM 2017 THUS APPROXIMATELY 991 YEARS UNEXPIRED

SHARE OF FREEHOLD

GROUND RENT: PEPPERCORN

SERVICE CHARGE: £30,005.68 FOR YEAR 2025

COUNCIL TAX: WESTMINSTER (BAND H)

EPC: E

ASKING PRICE: £13,950,000 TO INCLUDE THREE SECURE ALLOCATED PARKING SPACES ON
FRONT DRIVE OF DEVELOPMENT

SOLE SELLING AGENT

ASTON CHASE

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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.