



APARTMENT 86, HARLEY HOUSE

MARYLEBONE ROAD, REGENT'S PARK, NW1



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AN IMMACULATE NEWLY REFURBISHED AND INTERIOR
DESIGNED FIFTH FLOOR 3 BEDROOM APARTMENT
(225.75 SQ M/2,430 SQ FT) SITUATED WITHIN A
PRESTIGIOUS GATED AND PORTERED LANDMARK
BUILDING

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



Harley House stands majestically on Marylebone Road fronted by 150 year old London Plane Trees with the vast green leafy expanse of Regent's Park some 150 metres beyond.

Designed by Edward Boehmer and Percy Christian Gibbs, the imposing mansion was completed in 1904 during the height of Edwardian splendour and remains one of the finest examples of an era of architectural grandeur.

Today, Harley House represents the pinnacle of refined London living in a location that is defined as one of the most sought after residential enclaves in the Capital.



The spacious entrance hall features custom-built, floor-to-ceiling cabinetry, while the powder room is discreetly concealed behind an elegant, mirrored wall.

The generous hallway seamlessly connects all the living spaces and can be enclosed by the stunning glazed bronze double doors that fully pocket, offering both style and functionality.

At the end of the hallway, frosted glazed doors provide the option for complete privacy for the bedrooms.

This exceptional apartment, set within a Grade II Listed period property offers a rare opportunity to acquire a luxurious and refined residence in a prestigious London location.

Expertly designed by the internationally renowned, award-winning interior architecture and design practice, Argent Design, this home showcases their attention to detail and masterful approach to space planning. Every aspect of the apartment has been crafted with the finest materials, featuring elegant oak flooring throughout, bespoke joinery of the highest quality, and stunning high ceilings, creating a sophisticated and harmonious living environment.

The formal reception room features an impressive floating shelving display with a bespoke-made travertine fireplace sitting as a focal point for this room. Coffered ceilings and luxury Ralph Lauren wall-lights help create the perfect atmosphere.

The Multi-media room offers flexible opportunities. Incorporating a media wall unit with a gorgeous, ribbed timber veneer detail that adds unique character and charm to the space.







The kitchen is expertly designed for both functionality and style, featuring sleek finger-pull cupboards, ample storage, and a stunning Taj Mahal stone countertop. It is equipped with state-of-the-art appliances, including Gaggenau ovens, a luxurious Sub-Zero French door refrigerator/freezer, and Miele washer and dryer, ensuring the highest level of convenience and performance.





The principal suite boasts a spacious dressing room and a beautifully designed en-suite bathroom and shower room with bespoke finishes.

In the primary en-suite, a stunning built-in bathtub, clad in natural marble, takes centre stage. The dressing room's mirrored wardrobes are framed by natural veneer cabinet doors, chamfered edge detailing, and bronze metal trims. The flooring consists of a timber border and a plush inset carpet, adding warmth to the space.

The secondary en-suite features a darker palette, offering a tactful change of tone. High-end sanitaryware in light brushed bronze complements the rich, masculine natural stone perfectly. The flooring is slip-resistant, and the shower offers a bench.

ACCOMMODATION

- Reception Hall
- Family/Media Room
- Reception Room
- Kitchen
- Utility Room
- Principal Bedroom with En-Suite Dressing Room, Bathroom & Shower Room
- 2 Further Bedrooms (1 with Walk in Dressing Room)
- 1 Further Family Bathroom
- Guest Cloakroom



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AMENITIES

General

- Natural oak planked flooring throughout
- Brand new radiators in white finish throughout
- Recently installed glazed windows with dark bronze ironmongery throughout with provisions for electric window treatments to principal living spaces and bedrooms
- Natural timber internal doors with dark bronze ironmongery and textured handles featured throughout
- Coffered ceilings featuring dimmable lighting and integrated audio distribution

Reception Hall

- Refurbished original entrance door with Banham security locking
- New alarm system and fire curtain installed
- Bespoke cloak storage joinery with chamfered edge Lati veneer and bronze metal trim
- Bevelled bronze mirrored wall with fluted glass wall-lights

Powder Room

- Located behind bespoke mirrored wall entered via jib style concealed door
- Venus White Onyx natural stone vanity top with undermounted basin with Black Onyx Profil Metal range by THG Paris

Dining Room & Hallway

- Contemporary refurbished skirting with shadow gap detail
- Atmospheric flush bronze up-lights

Family/Media Room

- Complete media wall unit with flanking bronze mirrored doors, console and natural stone top
- Seamlessly integrated bespoke bronze framed sliding doors

Reception Room

- Filetto Light bioethanol fireplace framed by statement bronze trim
- Atmospheric Ralph Lauren wall lights

Kitchen

- Premium stainless-steel Franke tap mixer and basin with built-in InSinkErator and instant hot water tap by Quooker
- Two Gaggenau ovens and warming drawer located either side of French Door style Sub-Zero fridge and freezer
- Sleek handle-less, soft-close cabinetry with matte-beige spray finish and chamfered edges
- Shark edge finished Taj Mahal worktop with bronze mirrored splash back

Utility Room

- Discretely located behind timber pocket door with bronze ironmongery
- Top-of-the-range Miele washing machine and tumble dryer
- Brand new boiler

Guest Bedrooms 2 & 3

- Bespoke handle-less fitted wardrobes crafted from natural timber veneer with bronze metal trim and bevelled silver inset mirrors

Guest Bathroom

- Built-in bathtub with polished Crema Marfill natural stone top with matching vanity unit
- Refined matt black detailed shower screen
- Anti-slip natural stone flooring with underfloor heating

Principal Bedroom Suite

- Bespoke vanity dressing table
- Spacious custom-built full-height cupboard
- Wall-mounted bedside reading lights

Primary Dressing Room

- Bespoke Eucalyptus veneer wardrobes with elegant silver bevelled mirrors
- Light inset carpet bordered by oak timber flooring

Primary En-Suite

- Sanitaryware by THG Paris paired with Profil Metal range in polished chrome
- Built-in bathtub with Dekton Arga polished stone with matching vanity top

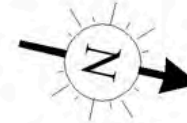
Secondary En-Suite

- Walk-in sports shower by THG Paris with floating style bench crafted from natural Eramosa marble with matt black detailed shower screen

Harley House, Marylebone Road, NW1

Approximate gross internal area

225.75 sq m / 2430 sq ft



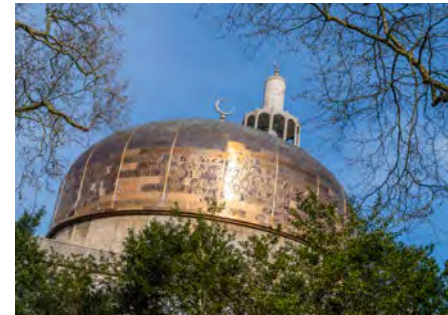
Key :
CH - Ceiling Height



Fifth Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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A central, affluent and distinctly desirable neighbourhood

Harley House is situated in the heart of this diverse, cosmopolitan district where a strong sense of community and vibrant village atmosphere are ever present.

The area boasts many of the Capital's most prized cultural landmarks, independent eateries, gastro pubs and Michelin-starred fine dining establishments near by, so too, some of London's most distinguished 5-Star hotels which include The Langham, The Landmark, Nobu and Claridge's to name but a few.

Marylebone is also a destination for high end shopping with world renowned brands the likes of Asprey, Cartier, Dolce & Gabbana, Louis Vuitton, Prada and Tiffany & Co. all around 20 minutes walk of Harley House.



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

SHARE OF FREEHOLD

GROUND RENT: PEPPERCORN

SERVICE CHARGE: £16,232.00 FOR YEAR 2025

COUNCIL TAX: WESTMINSTER (BAND H)

EPC: E

ASKING PRICE: £5,500,000 TO INCLUDE ONE SECURE ALLOCATED PARKING SPACE

PRINCIPAL AGENT

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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.