



HAREWOOD AVENUE

Marylebone
London
NW1

Asking Price
£1,895,000

Sole Agent

This is a rare opportunity to acquire a recently renovated (145.3 sq m/1,564 sq ft) four-bedroom house on Harewood Avenue. The ground floor features a bright open-plan kitchen and reception area, leading out to a charming patio garden. The principal suite occupies the first floor, two further bedrooms on the second floor, and an additional en-suite bedroom and reception room on the lower ground floor.

ASTON CHASE

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

astonchase.com

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Subject To Contract

Sole Agent

Freehold

Harewood Avenue is a quiet residential street, located to the west of Regent's Park. The house is nearby Marylebone Station (National Rail & Tube Stations) and Baker Street Underground Station, as well as the shops, restaurants, cafes and amenities of Marylebone Village, plus the open green spaces of Regent's Park.



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ACCOMMODATION

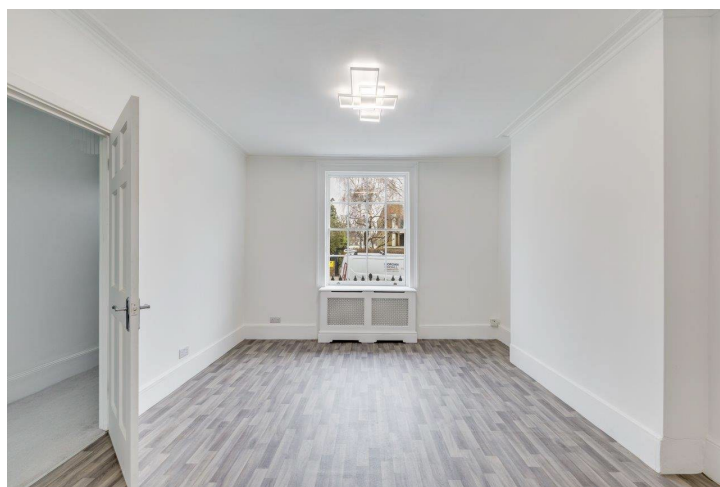
- Open plan kitchen/reception room
- Principal bedroom with ensuite bathroom
- Three further bedrooms (one en-suite)
- Reception Room

AMENITIES

- Patio garden
- Residents parking

COUNCIL TAX: G

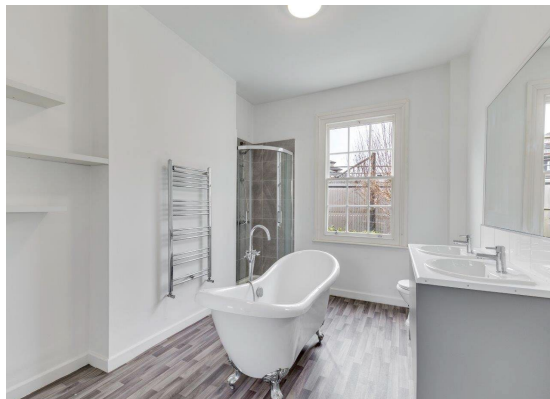
EPC RATING: 65



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Harewood Avenue, NW1

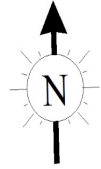
Approximate gross internal area

145.30 sq m / 1,564 sq ft

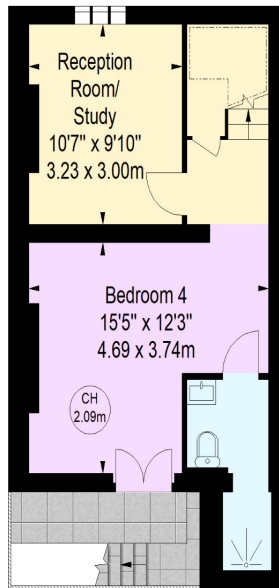
(Including Store)

Store

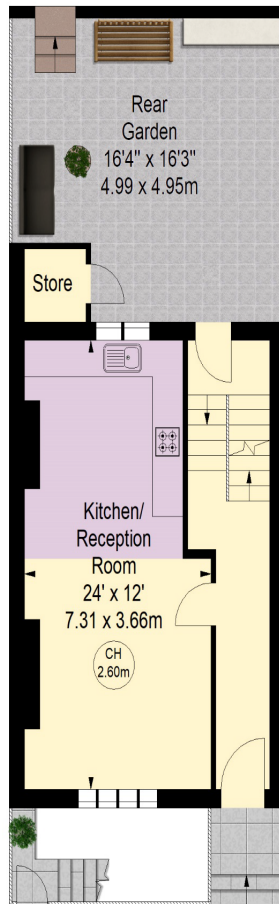
1.49 sq m / 16 sq ft



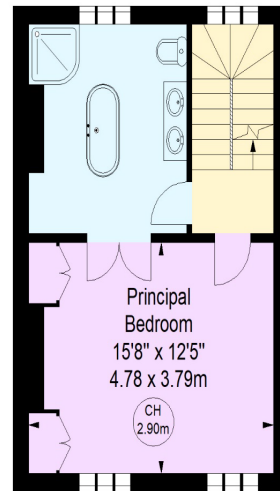
Key :
CH - Ceiling Height



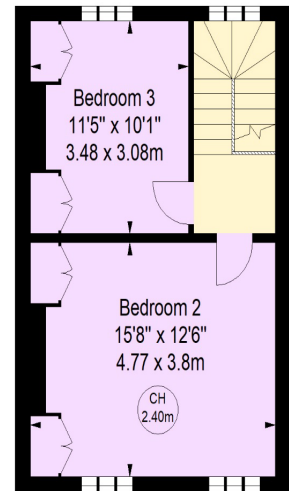
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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.