



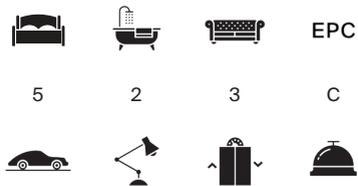
HARLEY HOUSE

Marylebone Road, NW1



A LARGE, FIVE BEDROOM DUPLEX

Set on the ground and lower ground floors in a very prestigious, portered building on the south side of Regent's Park. Offering an expansive 3,459 sq ft of lateral living space, this period property combines classic architectural elements with modern conveniences.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold with approximately 118 years remaining

Ground rent: £400 per annum*

Service charge: Circa £20,000 per annum*

Guide Price: £4,250,000



HARLEY HOUSE, MARYLEBONE ROAD NW1

The property comprises two well-proportioned reception rooms, a principal bedroom with a walk-in dressing room and an en suite bathroom, four bedrooms, a further bathroom, two guest WCs, a study and a utility room. This flat offers a blend of historical appeal and contemporary comfort, making it an ideal city residence. Further benefits include a private parking space. Harley House, designed by Edward Boehmer and Percy Christian Gibbs and completed in 1904, benefits from 24-hour portorage and passenger lifts.

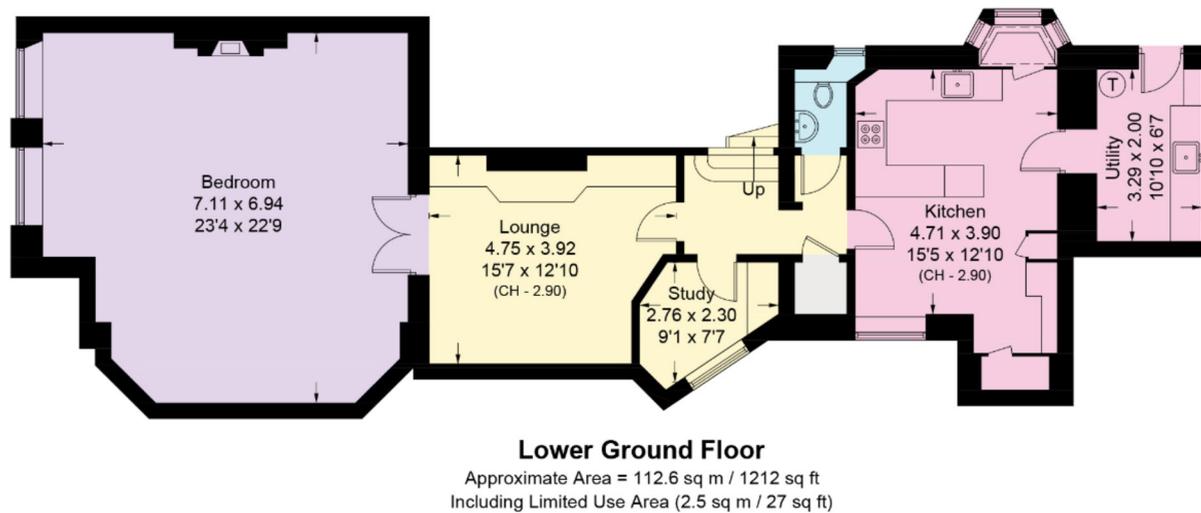
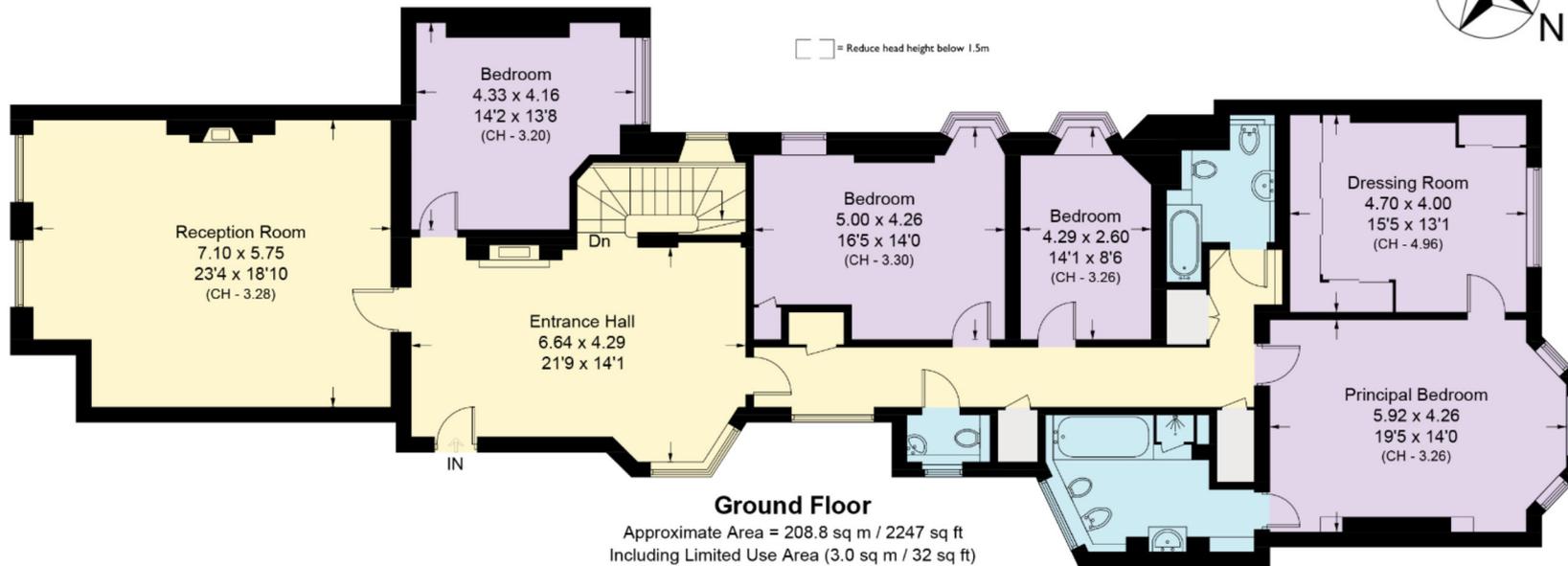
*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

**We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.









(Including Limited Use Area 5.5 sq m / 59 sq ft)
 Approximate Gross Internal Area = 321.4 sq m / 3,459 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Declan Selbo
+44 2074838343
declan.selbo@knightfrank.com

Knight Frank St John's Wood
5-7 Wellington Place
London NW8 7PB

Ali Mathews
+44 2034356443
ali.mathews@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.