

Harley Street, Marylebone WIG



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A unique lateral apartment with a private enclosed patio located within a Grade II listed building in one of Marylebone's most sought-after streets.

This beautifully designed apartment offers excellent accommodation and entertaining space spanning over 2,300 sqft. It comprises a spacious principal bedroom with built in wardrobes and an en suite bathroom. There are two further bedrooms with en suites, both of excellent proportions, and a guest WC.

The large open reception room and kitchen are the highlight of the apartment and benefit from light wells on the ceiling and the highest quality finishes. The property also benefits from a patio that can be accessed from the corridor.



Guide price: £3,250,000

Tenure: Leasehold: 125 years remaining

Service charge: £2,600 per annum, reviewed annually

Ground rent: £300 per annum, reviewed every 30 years

Local authority: City of Westminster

Council tax band: we are awaiting confirmation

Location

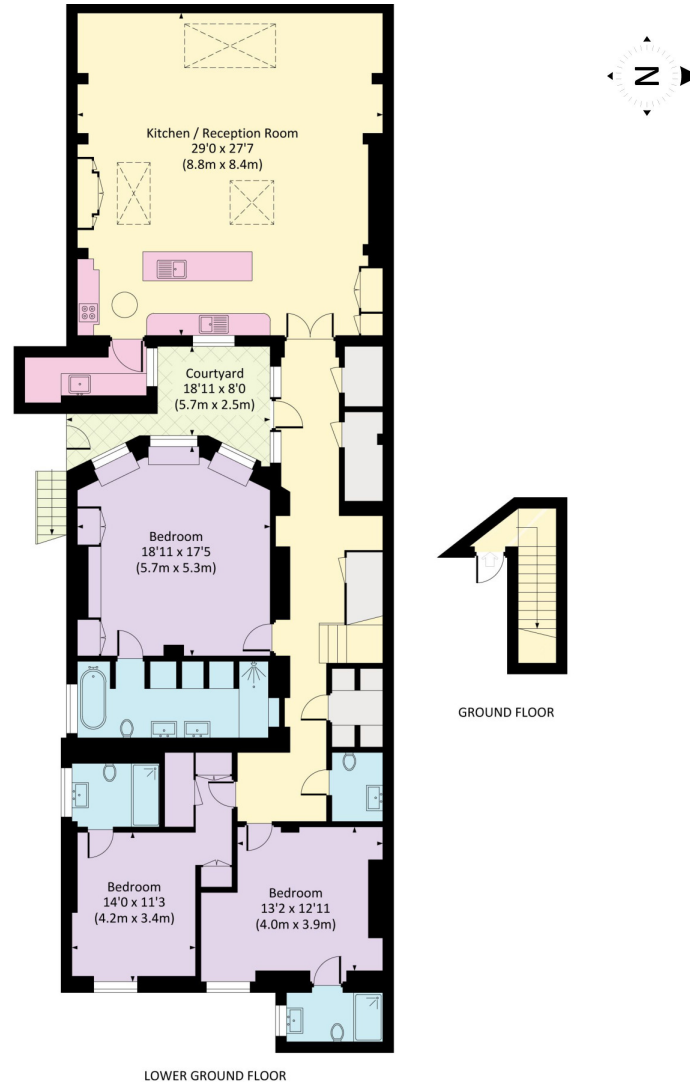
Harley Street is an excellent location for someone looking for a well connected home in the heart of London. It is ideally located for the plethora of restaurants and boutique shops of Marylebone Village and Mayfair. The greenery of Regent's Park is also within close proximity. There are excellent transport links from Regent's Street, Great Portland Street and Baker Street.





Approximate Gross Internal Floor Area
218.8 sq m / 2,355 sq ft
Courtyard area 10.8 sq m / 116

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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.
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