



HARLEY STREET, LONDON, W1G
£4,000,000 SHARE OF FREEHOLD

AN IMPRESSIVE TRIPLEX APARTMENT FORMING THE UPPER THREE FLOORS OF A HANDSOME AND ARCHITECTURALLY SIGNIFICANT REDBRICK AND PORTLAND STONE GRADE II LISTED EDWARDIAN TOWNHOUSE, SET IN A PRIME MARYLEBONE LOCATION.

Tenure: Share of Freehold | Service Charge: Ad Hoc and 50% of outgoings | Council tax Westminster H £1828 2023/24

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION: It is one of two flats in the building and comes with a share of the Freehold. There is private lift access. The lower flat has a medical licence. Our vendors have had it for over 35 years using it as a pied a terre and have kept and maintained it well. The freehold is approaching its periodic external maintenance. The configuration allows flexibility of use. The main living accommodation is on the upper floor and mezzanine. There are vaulted ceilings and a lovely feeling of light and space. Off the mezzanine is a small terrace with delightful and far-reaching rooftop views towards Fitzrovia and beyond. On the lower floors are four full bedrooms and three bathrooms. Marylebone High Street with its up-market boutiques, shops and restaurants is five minutes' walk. 10 minutes to the north is Regent's Park and Oxford Street is 10 minutes south. The nearest Underground stations are Bond Street, Oxford Circus and Great Portland Street.



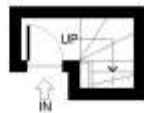
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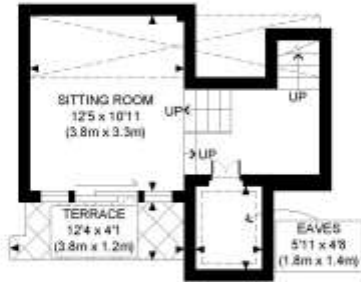


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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 32 SQ FT



FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 237 SQ FT
FLOOR AREA WITHOUT EAVES 204 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 676 SQ FT



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 645 SQ FT



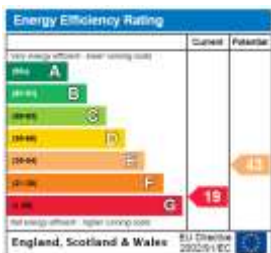
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 698 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2258 SQ FT/ 210 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 2225 SQ FT/ 207 SQM

PROPERTY PHOT PLANS.CO.UK
ONE STOP SHOP FOR PROPERTIES MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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Service Charge: See description
Council Tax Band: H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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