



A NEWLY RENOVATED THREE BEDROOM MEWS HOUSE

HARLEY PLACE
MARYLEBONE, LONDON, W1G 8QE

Unfurnished, £2,200 pw (£9,533.33 pcm) + fees and other charges apply.*

Available from: TBC



HARLEY PLACE

MARYLEBONE, LONDON, W1G 8QE

- 3 Bedrooms • 2 Bathrooms • 2 Receptions
- Newly renovated • Meticulously designed
- Garage • EPC Rating = E

Situation

Harley Place is a quiet cul-de-sac mews tucked away just moments from the world class amenities of Marylebone High Street and the West End, and the greenery of Regent's Park.

The transport links are excellent from nearby Bond Street (0.5 miles), Oxford Circus (0.5 miles), Regent's Park (0.5 miles), and Baker Street (0.7 miles) underground stations, Marylebone (1.3 miles), Euston (1.4 miles) and King's Cross (1.6 miles) train stations, and access to the West and Heathrow via the A40.

Description

A beautifully presented 3 storey central London home, in the heart of Marylebone village.

This charming mews house has been meticulously designed by Base Interiors and benefits from integrated sound and lighting systems. Presented to an exceptional standard, there is a welcoming kitchen and dining room on the ground floor, along with a guest WC and access to the garage.

The main reception space is found on the first floor with a gallery over the dining space below. It is particularly impressive, spanning the whole floor with a feature fireplace, wood flooring and several zoned seating areas.

The second floor comprises 3 bedrooms and a family bathroom. The master bedroom offers a further en suite shower room and dressing area.

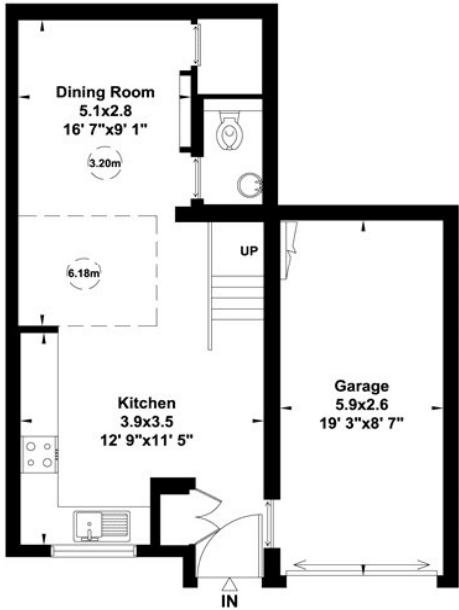
Additional benefits include Lutron lighting, Miele appliances, underfloor heating throughout, as well as the rarity of a garage.



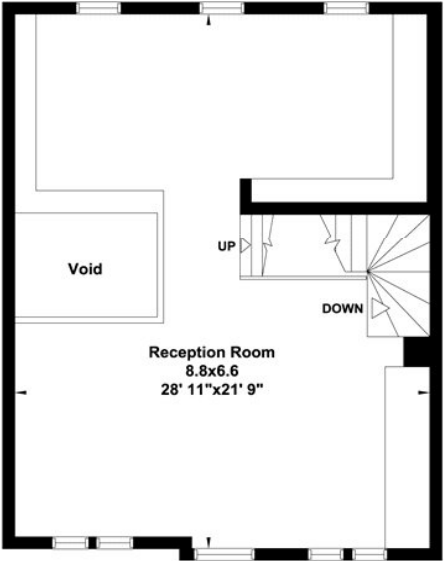
Harley Place, W1

Gross internal area (approx.)
162 Sq m (1746 Sq ft) Including Under 1.5m
158 Sq m (1705 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale

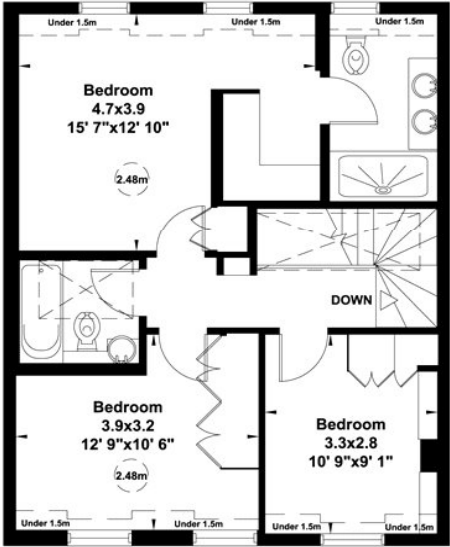
Floor Plan by capital group 020 8671 7722



Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

FLOORPLANS

Gross internal area: 1746 sq ft, 162.2 m²

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 48 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531CRSE

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