



Extremely bright and newly refurbished two bedroom apartment in the heart of Marylebone Village.

Harmont House, 20 Harley Street, Marylebone, London, W1G

Guide price £1,450,000, Leasehold (approximately 118 years remaining)



Extremely bright and newly refurbished two bedroom apartment in the heart of Marylebone Village.

Two bedrooms • Two bathrooms • Lift • Porter • Newly refurbished • Underfloor heating • Porcelain tiles and Villeroy & Boch bathrooms • Excellent location • Communal garden • Service charge approximately £7,500 per annum • EPC=D

Local Information

Harley Street is superbly located for the world class amenities of Marylebone High Street and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Regent's Park (approximately 0.3 miles), Great Portland Street (approximately 0.3 miles), Oxford Circus (approximately 0.5 miles) and Baker Street (approximately 0.6 miles) underground stations. Euston (approximately 0.7 miles), Marylebone (approximately 0.8 miles), King's Cross St Pancras (approximately 1.5 miles) and Paddington (approximately 1.7 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

The flat has recently undergone a refurbishment project with special focus given to minimal clean lines and sophisticated details such as bespoke flush joinery. The flat offers well balanced accommodation and a large entrance hallway, a reception room providing an abundance of natural light leading on to a wonderfully designed fully fitted kitchen, principal bedroom with fitted wardrobes and an ensuite bathroom, a second double bedroom with fitted wardrobes and family shower room. Situated on the second floor with a lift in this popular, portered building with a communal garden area in the heart of Marylebone.

Tenure

Leasehold (approximately 118 years remaining)

Local Authority

Westminster City Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.





Harmont House, 20 Harley Street, Marylebone, London, W1G
Gross Internal Area 887 sq ft, 82.40 m²

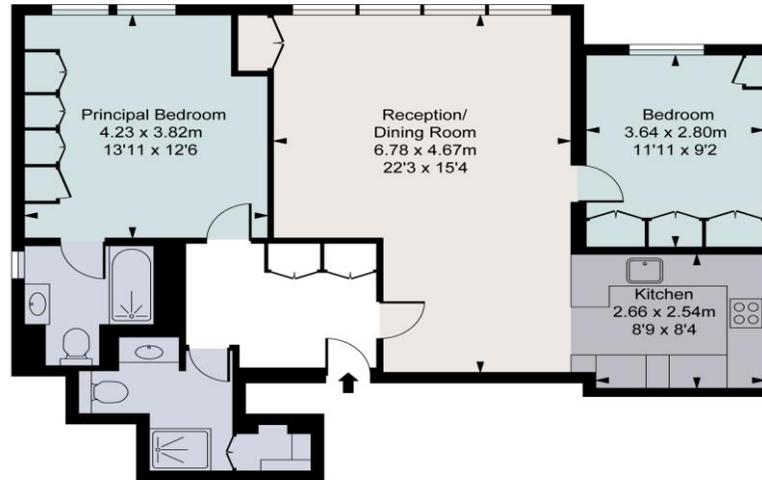


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**Harmont House,
 Harley Street, W1G**
 Approximate Gross Internal Area
 82.40 sq m / 887 sq ft



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(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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