



A newly developed and very special three bedroom apartment with terrace located in the heart of Marylebone Village.

Harley Street, Marylebone, London, W1G

Guide price £2,350,000; Leasehold (approximately 124 years remaining)



A newly developed and very special three bedroom apartment with terrace located in the heart of Marylebone Village.

Three bedrooms • Balcony • Lift • Porter • Underground garage
• En suite principal bathroom • Kitchen with Miele appliances •
Service charge including sinking funds approximately £7,800
per annum • Ground rent peppercorn • EPC = C

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

An incredibly special three bedroom apartment immaculately presented by a leading developer. The bedrooms all boast excellent fitted joinery, and the bathrooms are beautifully finished throughout. The open plan kitchen has Miele appliances and a terrace leading from it. There is a superb reception space, again with fitted joinery. The apartment is incredibly light throughout, with underfloor heating. There is an underground parking space.

Tenure

Leasehold (approximately 124 years remaining)

Local Authority

Westminster Council

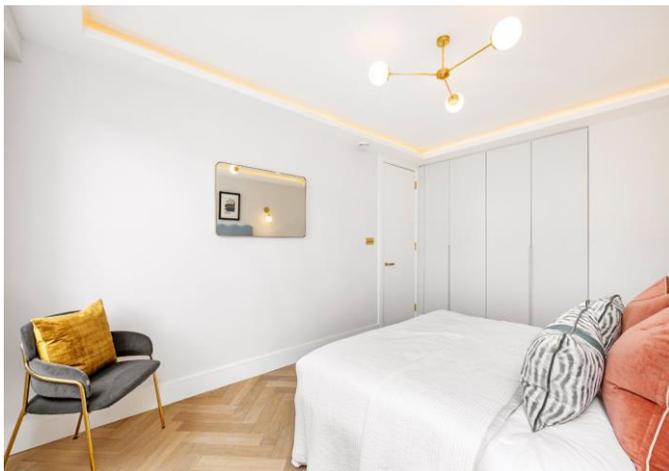
Energy Performance

EPC Rating = C

Viewing

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





Harley Street, Marylebone, London, W1G
 Gross Internal Area 1149 sq ft, 106.7 m²



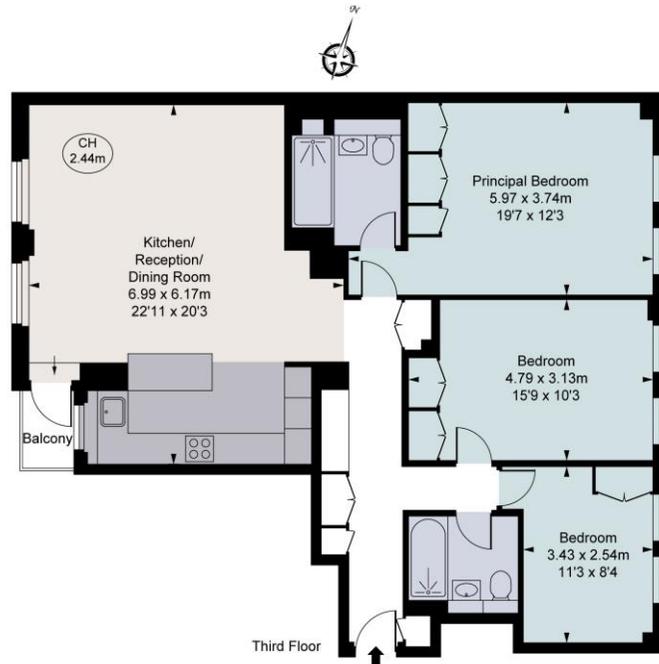
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savills.co.uk

Nick Poppe
 Marylebone & Fitzrovia
 +44 (0) 20 3527 0400
 npoppe@savills.com

Harley Street, W1G
 Approximate Gross Internal Area
 104.6 sq m / 1,126 sq ft
 Approximate Limited Use Area
 2.1 sq m / 23 sq ft
 Total Area
 106.7 sq m / 1,149 sq ft

(CH = Ceiling Heights)



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.
 © Future Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(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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