



Harley House, Marylebone Road, Marylebone, London NW1 .| £7,250,000

- Lateral second floor apartment with lift
- Over 3000 SQFT
- Five generous bedrooms, four bathrooms
- Substantial dual-aspect reception room
- Contemporary kitchen with Miele and Gaggenau appliances
- Top 24hr security portage
- Moments away from Regents Park, Baker Street and Marylebone High Street Top security portage
- Private parking space on Brunswick Place

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Set behind a grand stone façade, exquisitely retaining the building's grand Edwardian charm, Vita is proud to present this magnificent five bedroom, second floor corner apartment in Harley House which is just five minutes' stroll from the vast expanse of Regent's Park.

Harley House on Marylebone Road was built in 1904 and originally was the Kings Hunting Lodge, after it was used to house Irish Catholics who moved to London to work as servants for rich families. Decades later, proximity to Harley Street, Regent's Park and all the delights of central London attracted Mick Jagger and Joan Collins to the block. Sir Thomas Beecham, founder of the London Philharmonic Orchestra also lived in the building, perhaps attracted by the Royal Academy of Music nearby. Nowadays, Marylebone draws overseas families, as well as business people, political dynasties and a younger cosmopolitan and celebrity set. Residents will also appreciate the exclusivity and convenience of a 24-hour portage and controlled security gates.

This stunning apartment features three reception rooms, which boast high ceilings and flood in natural light. The grand entrance hall sets up the home beautifully, large full-equipped eat-in kitchen and five bedrooms, three of which have ensuite facilities. The property benefits from an private off street parking space on Brunswick Place. There is a residents gym (membership applies) and access to communal gardens.

Harley House is just moments away from the tranquil, green spaces of Regents Park.



Flat



Leasehold



x 5



x 3



x 4



Nouri Alexander



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



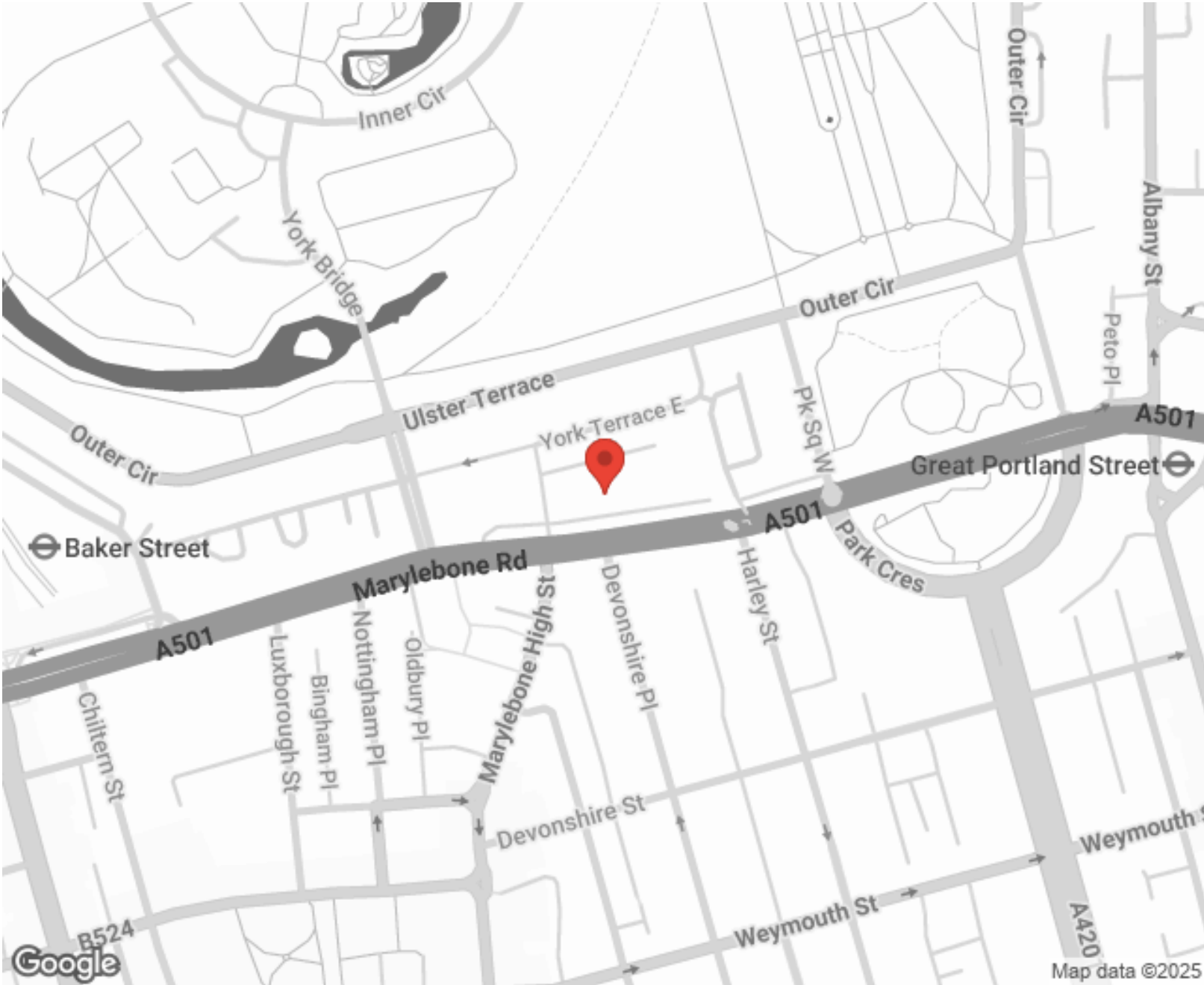
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential
	78		76
	62		55
England, Scotland & Wales		England, Scotland & Wales	
EU Directive		EU Directive	

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SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3191 SQ FT / 297 SQ M