



**HARLEY STREET, LONDON, W1G**  
**£4,100,000 SHARE OF FREEHOLD**

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

Tenure: Share of Freehold | Service Charge: Ad Hoc and 50% of outgoings | Council tax band: 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 maintained it in very good order. The freehold has just undergone its periodic external refurbishment. The configuration allows flexibility of use with the main living accommodation on the upper floor and mezzanine and the four double bedrooms and three bathrooms on the lower floors. The vaulted ceilings give a lovely feeling of volume, light and space. Off the mezzanine is a small terrace with delightful and far-reaching rooftop views towards Fitzrovia and beyond. Marylebone High Street with its 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.



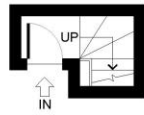
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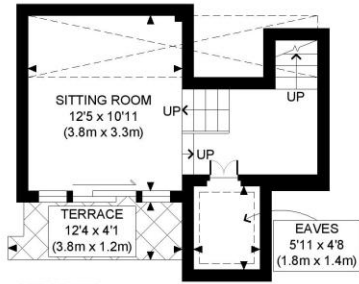


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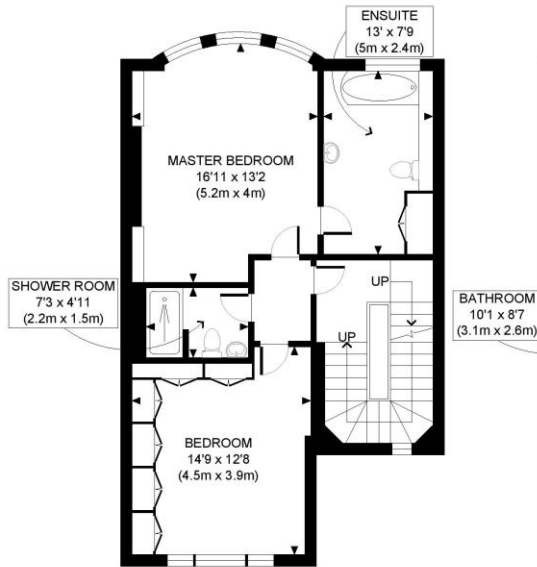
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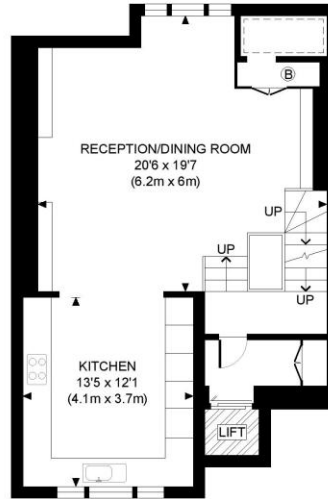
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 32 SQ FT



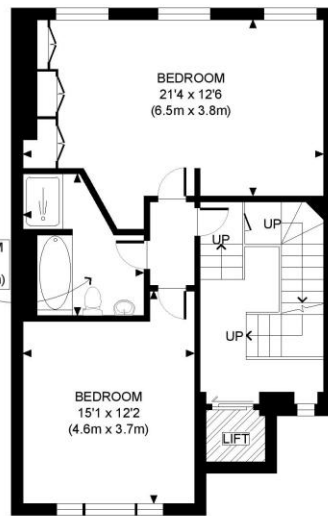
FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 237 SQ FT  
FLOOR AREA WITHOUT EAVES 204 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 676 SQ FT



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 645 SQ FT



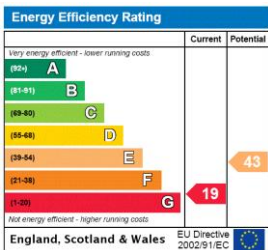
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 668 SQ FT

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 PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY 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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