



RUSSELL SIMPSON

Elegant four-bedroom duplex
apartment in prestigious Marylebone
location

HARLEY STREET
MARYLEBONE W1G

Harley Street

£1,845 _{P/W}

BEDROOMS 4	INTERNAL 1,880 _{SQ FT} 174 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX Westminster City, G

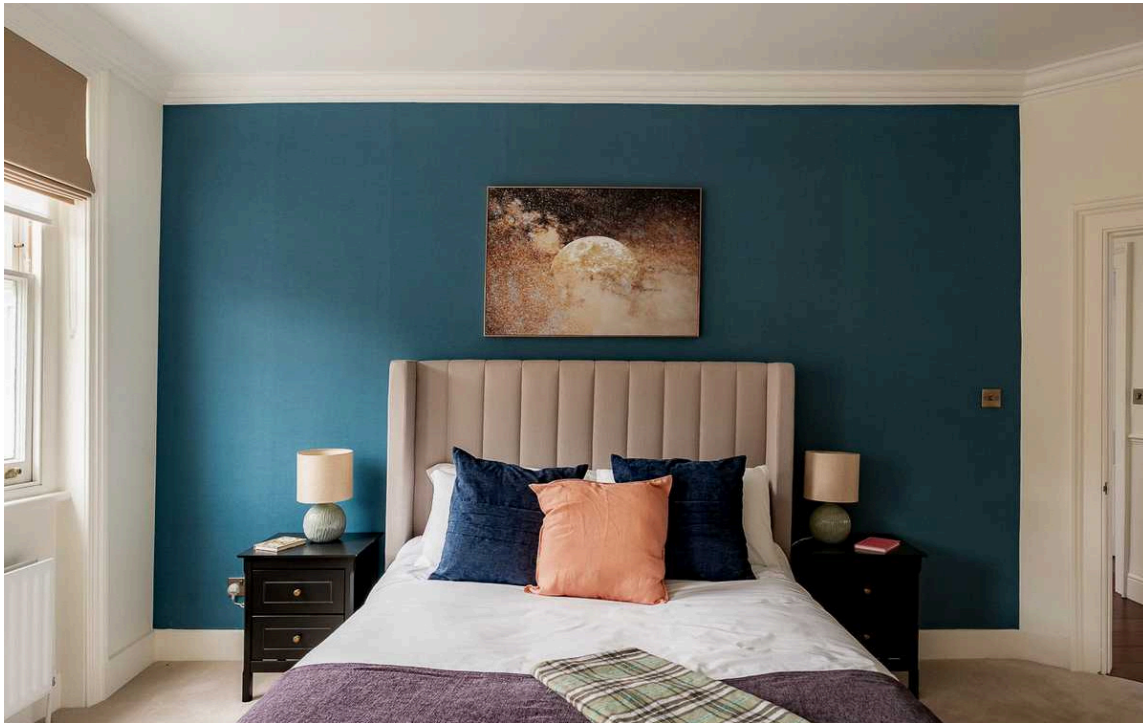


The Property

Beautifully designed duplex apartment presented in superb condition.

Entering the flat on the third floor, the reception room features high ceilings and generous proportions that create a sense of scale. Large windows fill the space with light while the elegant fireplace adds architectural interest. The contemporary kitchen is conveniently situated next to the living room, fitted with marble-effect units and modern appliances.





The Bedrooms

The principal bedroom on this level offers well-proportioned accommodation with fitted wardrobes, a family bathroom completes this floor.

On the fourth floor, three additional bedrooms provide flexible accommodation, each with built-in storage and access to natural light as well as a bathroom finished to match the sophisticated interiors throughout.

The loft area provides substantial additional space with impressive ceiling height, offering potential for various uses.





The Neighbourhood

Harley Street is a prestigious address in the heart of Marylebone, moments away from the open spaces of Regent's Park. The location offers easy access to the upmarket boutiques and restaurants of Marylebone High Street, while Oxford Circus and Bond Street stations are within walking distance. The area combines the tranquillity of a residential street with exceptional connectivity to central London's amenities.

Harley Street, W1

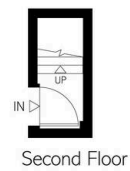
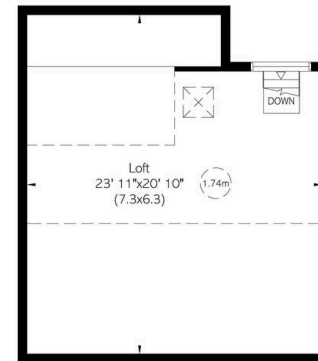
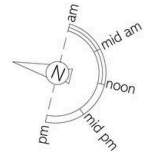
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Approximate Internal Area
1,880 sq ft/ 175 sq m

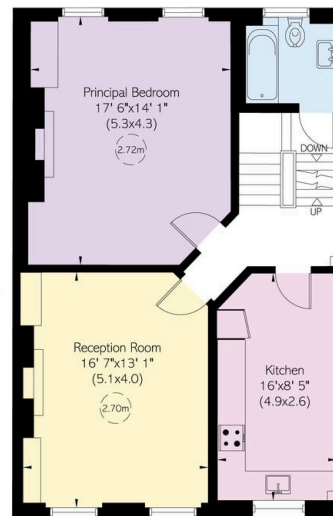
**Including limited use area
and loft:**
491 sq ft/ 46sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

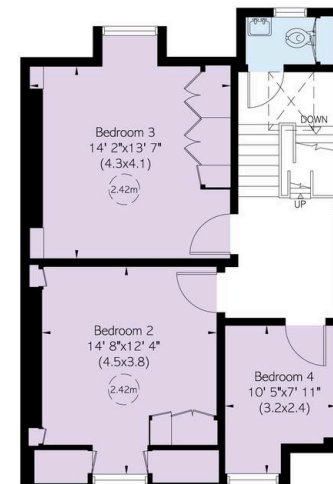
Reduced head height below 1.5m



Second Floor



Third Floor



Fourth Floor

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