JEREMY JAMES

HARLEY STREET, MARYLEBONE VILLAGE, LONDON W1G



PRICE
£18,500,000

TENURE
Freehold

LOCAL AUTHORITY
City of Westminster

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

JEREMY JAMES

HARLEY STREET, MARYLEBONE VILLAGE, LONDON W1G









DESCRIPTION

The property dates back to approximately 1820 and is arranged over six floors, comprising lower ground, ground and four upper floors. The accommodation comprises medical premises arranged over the lower ground, ground, first and second floors, together with a residential apartment on the lower ground floor and a further apartment arranged over the third and fourth floors. The adjoining mews property provides two additional residential apartments.

The building retains much of its period character, with attractive architectural detailing, traditional fireplaces, decorative cornicing and well-proportioned rooms. Additional benefits include a passenger lift serving all floors, a substantial three-phase electricity supply and licensing for up to 14 medical practitioners

The building is currently undergoing an extensive refurbishment programme, with scope for the accommodation to be finished in accordance with a purchaser's requirements, subject to agreement.

The property is situated on the west side of Harley Street, close to its junctions with Marylebone Road and Devonshire Street, in the heart of London's internationally renowned medical district. Devonshire Mews West runs between Harley Street and Devonshire Place. Marylebone High Street, with its selection of shops, restaurants and cafés, is within easy reach, together with the open spaces of Regent's Park and the shopping facilities of Oxford Street. Excellent transport links are available from nearby Baker Street, Bond Street and Regent's Park Underground stations, together with convenient road access to Marylebone Road, the A40 and M40.

AMENITIES

An extremely rare freehold medical & residential building

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

JEREMY JAMES

HARLEY STREET, MARYLEBONE VILLAGE, LONDON W1G

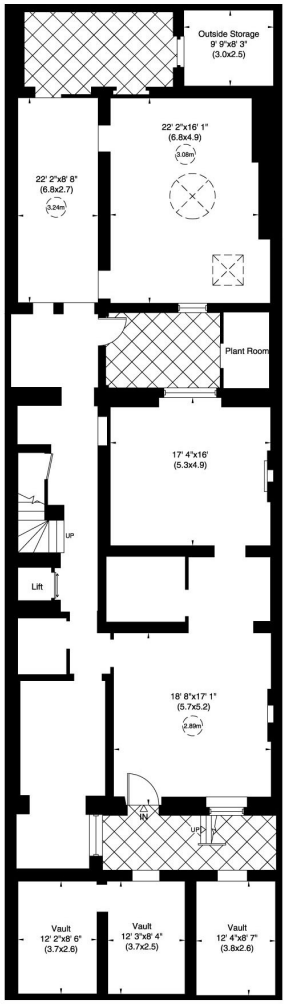
- Adjoining mews property comprising two apartments
- Extensive refurbishment programme underway
- For Sale with Vacant Possession
- Substantial three-phase electricity supply
- Access to all floors via passenger lift
- EPC: Lower Ground Fl C, Ground to 2nd Fl E, 3rd to 4th Floor D, Mews House D

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

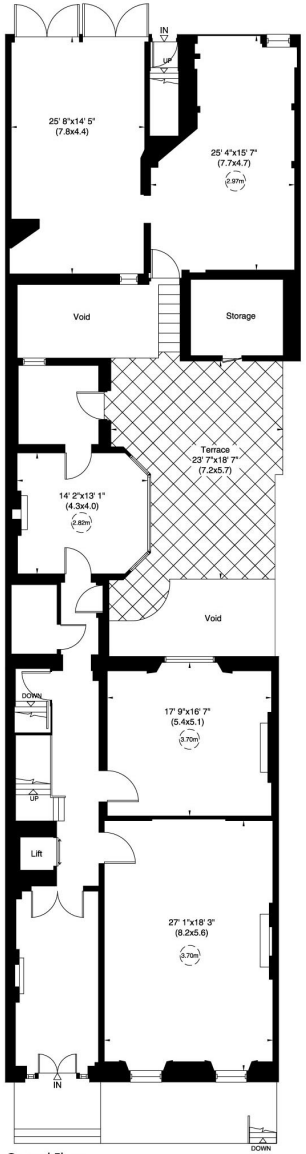
Harley Street, W1

Approximate Gross Internal Area
961 sq m/ 10348 sq ft Including Mews, Vaults, Plant Room and Outside Storage
774 sq m/ 8330 sq ft Excluding Mews, Vaults, Plant Room and Outside Storage

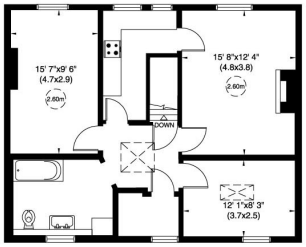
Not to Scale, for identification only

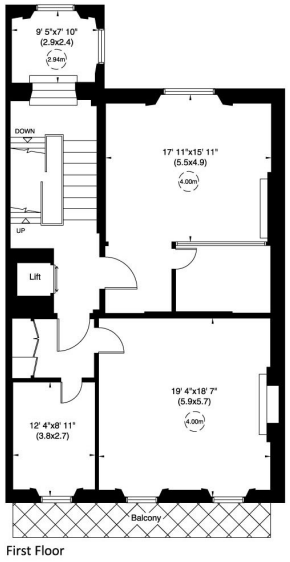


Lower Ground Floor

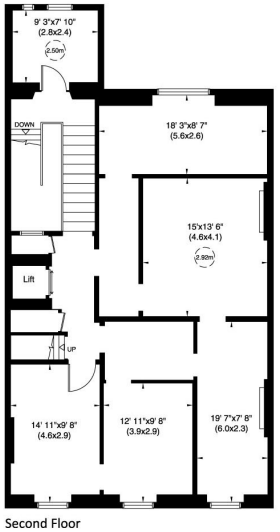


Ground Floor

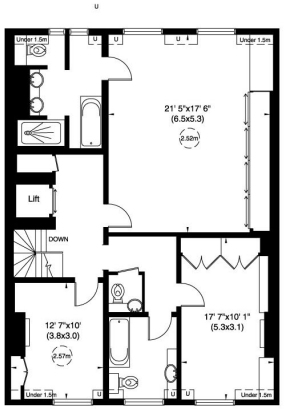




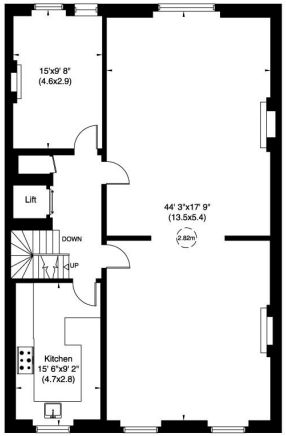
First Floor



Second Floor



Fourth Floor



Third Floor

For guidance only and must not be relied upon as a statement of fact or used 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).

JEREMY JAMES

HARLEY STREET, MARYLEBONE VILLAGE, LONDON W1G



All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk