JEREMY JAMES

HARLEY STREET, LONDON W1

PRICE
£15,000,000

TENURE
Freehold

LOCAL AUTHORITY
City of Westminster

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

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DESCRIPTION

The building is arranged over lower ground, ground and four upper floors. The medical accommodation is located on the ground, first and second floors with residential accommodation on the lower ground, third and fourth floors. To the rear of the house connected via the ground floor is a charming mews house with garaging for up to five cars. The mews house is located in Devonshire Mews West, a quiet cul de sac moments from Marylebone high street.

AMENITIES

An extremely rare freehold medical & residential building with mews house

For Sale with Vacant Possession

Access to all floors via passenger lift

EPC: Lower Ground Fl C71 Ground to 2nd Fl E116, 3rd - 4th Floor D 61 and Mews House D56

Brochure available on request

LOCATION

The building is situated on Harley Street in the centre of the world's most renowned medical district, conveniently located moments from Marylebone High Street together with the green open spaces of Regents Park. The building is located on the west side of Harley Street close to the junction with Marylebone Road and Devonshire Street. Devonshire Mews West runs between Harley Street and Devonshire Place within walking distance to Oxford Street.

Transport links can be found from a number of nearby underground

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and train stations (Baker Street, Bond Street and Regents Park), as well as access to the Marylebone Road, A40 and M40.

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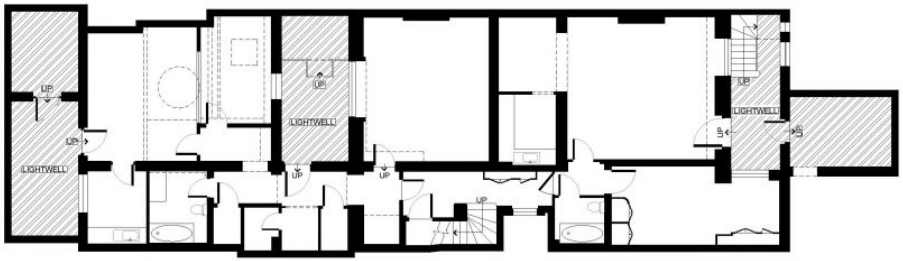
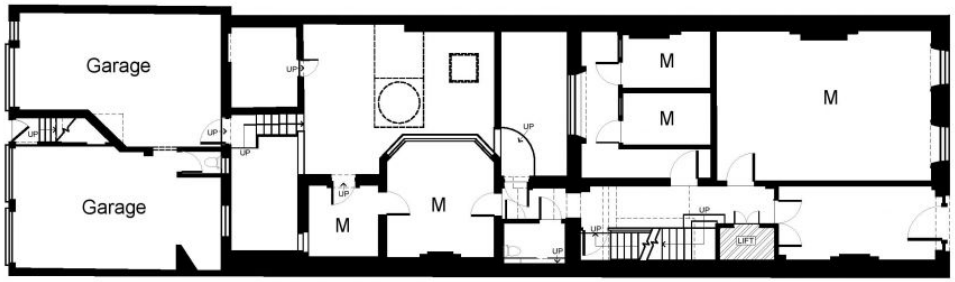
Basement

NIA 148.1 sq m / 1,594.4 sq ft **GIA** 159.2 sq m / 1,713.3 sq ft



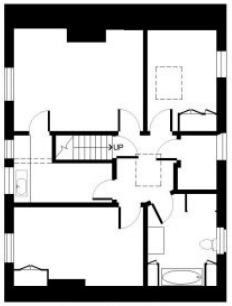
Ground Floor

NIA 161.9 sq m / 1,742.2 sq ft **GIA** 196.5 sq m / 2,115.2 sq ft



First Floor

NIA 143.9 sq m / 1,548.5 sq ft **GIA** 169.1 sq m / 1,820.4 sq ft



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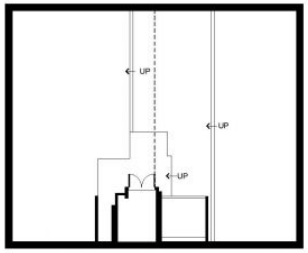
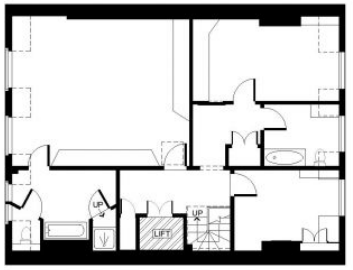
NIA 88.4 sq m / 951.4 sq ft **GIA** 88.4 sq m / 951.4 sq ft



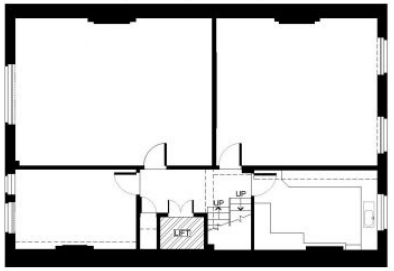
Fourth Floor

NIA 84.4 sq m / 908.8 sq ft **GIA** 93 sq m / 1,001.2 sq ft



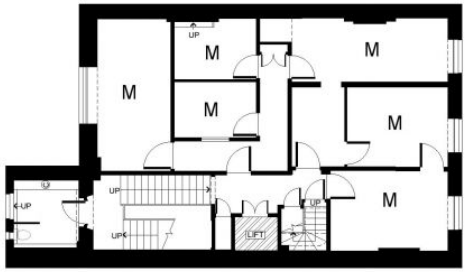
Third Floor

NIA 96.4 sq m / 1,038 sq ft **GIA** 105 sq m / 1,130.3 sq ft



Second Floor

NIA 70.4 sq m / 758 sq ft **GIA** 100.9 sq m / 1,086.2 sq ft



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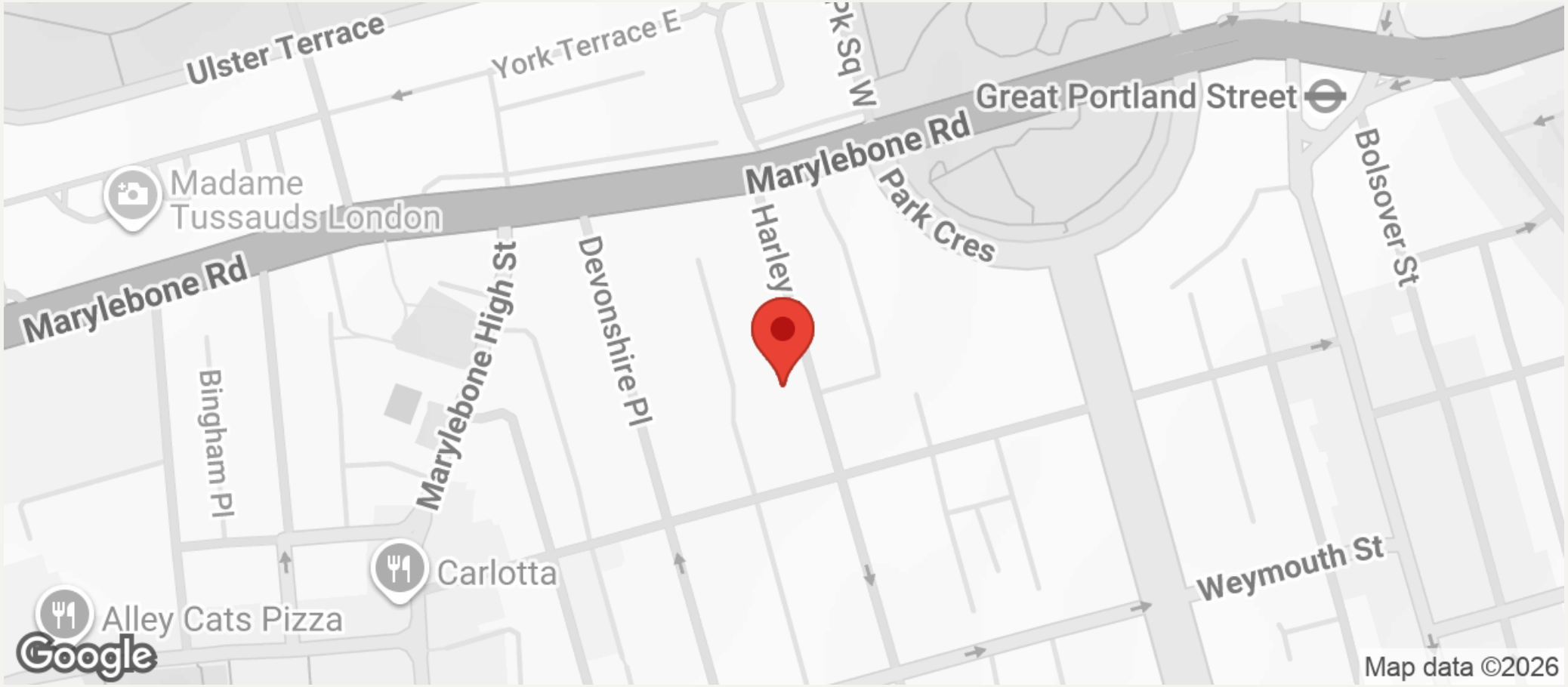

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give 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.

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