JEREMY JAMES

HARLEY STREET, MARYLEBONE, LONDON W1

PRICE
£3,950,000

TENURE
Leasehold

LOCAL AUTHORITY
City of Westminster

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

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FLOOR	USE	GIA		NSA/NIA	
		Sq Ft	Sq M	Sq Ft	Sq M
4	RESIDENTIAL	713	66.3	679	63.1
3	RESIDENTIAL	713	66.3	629	58.2
2	OFFICE/MEDICAL	531	49.4	497	46.2
1	OFFICE/MEDICAL	531	49.4	475	44.2
G	OFFICE/MEDICAL	723	67.2	636	59.1
LG	OFFICE/MEDICAL	880	81.8	843	78.4
TOTAL OFFICE/MEDICAL		2,665	247.8	2,451	227.9
TOTAL RESIDENTIAL		1,426	132.6	1,305	121.3
TOTAL		4,091	380.4	3,756	349.2

We have not measured the property and relied on floor areas provide by HDVA. The floor areas have been measured on NSA(residential)/NIA(office) and GIA basis and are approximate.

DESCRIPTION

INVESTMENT OPPORTUNITY

This Grade II listed mid terraced Georgian property is arranged over lower ground, ground and four upper floors with medical accommodation of the lower floors and a residential maisonette (refurbished in 2017) on the third and fourth floor. The lower ground floor and second floor have recently undergone tenants fit out works to a high specification. The lower ground floor includes some vaulted storage and plant accommodation to the front, beneath Harley Street.

Internally the property benefits a single staircase between all floors, multiple treatment rooms, large ground floor waiting area with reception, administrative offices and storage accommodation.

99 year long leasehold interest from 6 January 1961 (approximately 40 years unexpired) with reversionary lease to upper floor residential apartment that expires 6 January 2150.

AMENITIES

Building For Sale

Investment Opportunity

Lower ground to second floor multi let medical accommodation with three bed recently refurbished residential maisonette above

99 year long leasehold interest from 6 January 1961 (approximately 40 years unexpired) with reversionary lease to upper floor residential apartment that expires 6 January 2150

4,091 sq ft GIA (380.4 sq m)

EPC: Lower Ground-2nd Fl D 88 and 3rd - 4th Floor D 59

Brochure available on request

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LOCATION

The building is located in the heart of the medical district and is situated in the centre of Harley Street with Weymouth Street to the south and Devonshire Street to the north. The area benefits from excellent amenities and is a short walk away from Oxford Street, Bond Street and Regent Street. Whilst Marylebone is in a prime location, it's able to take advantage of some of London's finest parks with Regent's Park and Hyde Park, nearby.

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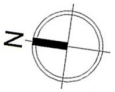
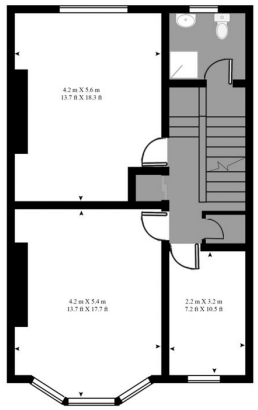
HARLEY STREET

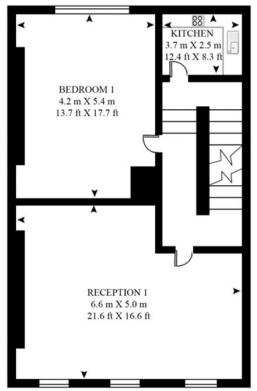
APPROXIMATE GROSS INTERNAL FLOOR AREA 4091 SQ.FT (380.4 SQ.M)

APPROXIMATE NET INTERNAL FLOOR AREA 3756 SQ.FT (349.2 SQ.M)

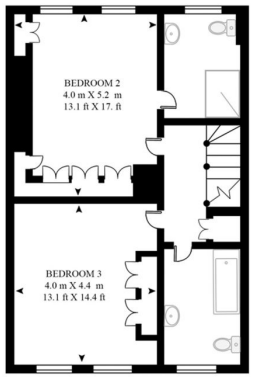




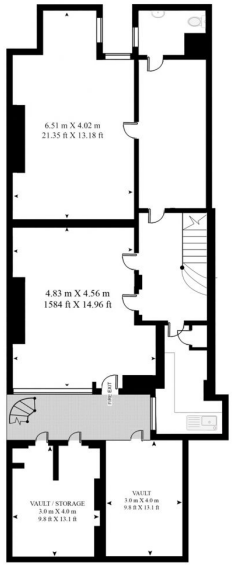
SECOND FLOOR
GROSS AREA : 49.4 SQ.M - 531 SQ FT
NET AREA : 46.2 SQ.M - 497 SQ FT



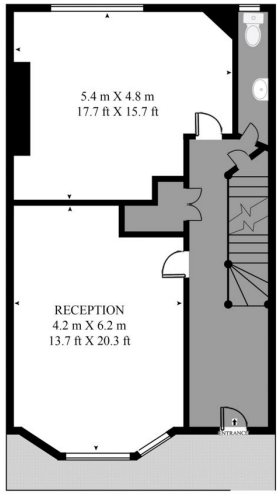
THIRD FLOOR
GROSS AREA : 66.3 SQ.M - 713 SQ FT
NET AREA : 58.2 SQ.M - 626 SQ FT



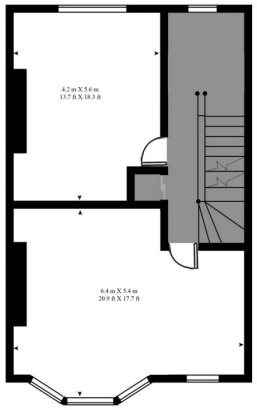
FOURTH FLOOR
GROSS AREA : 66.3 SQ.M - 713 SQ FT
NET AREA : 63.1 SQ.M - 679 SQ FT



LOWER GROUND FLOOR
GROSS AREA : 81.8 SQ.M - 880 SQ FT
NET AREA : 78.4 SQ.M - 843 SQ FT



GROUND FLOOR
GROSS AREA : 67.2 SQ.M - 723 SQ FT
NET AREA : 59.1 SQ.M - 636 SQ FT



FIRST FLOOR
GROSS AREA : 49.4 SQ.M - 531 SQ FT
NET AREA : 44.2 SQ.M - 475 SQ FT

HDVA

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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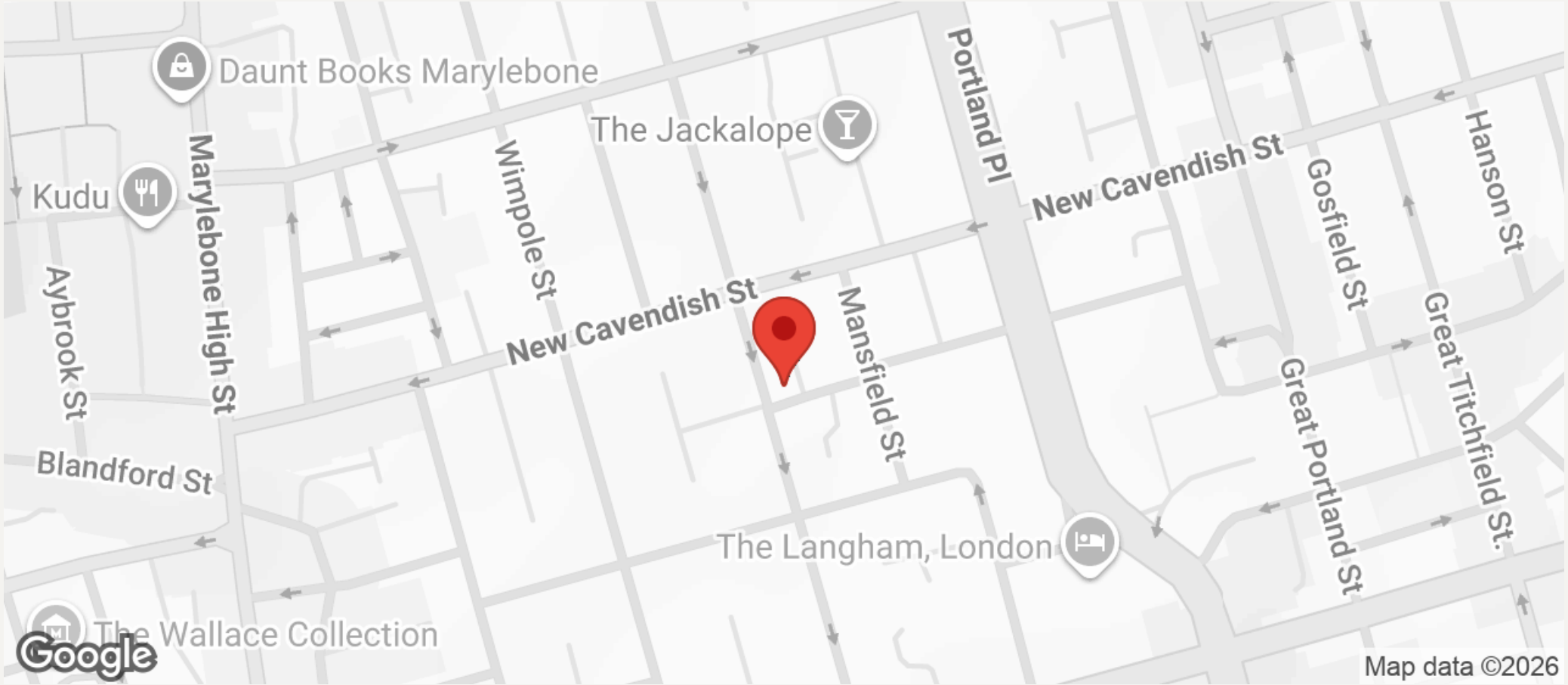

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give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