

## Harley House, Brunswick Place, NW1 £1,842 Per Month Furnished

A well presented apartment situated within a landmark period building with 24 hour uniformed portage set behind a carriage driveway and only 150m from the open spaces of Regent's Park. The property is situated on the lower ground floor and comprises a spacious open plan kitchen/reception room with wooden floors, a double bedroom and en-suite shower room. Further benefits include 24hr portage. Harley House is superbly located equidistant between Regent's Park and Marylebone High Street, and within close proximity to both Great Portland Street and Baker Street Underground Stations (Hammersmith & City, Circle, Metropolitan, Jubilee and Bakerloo Lines).

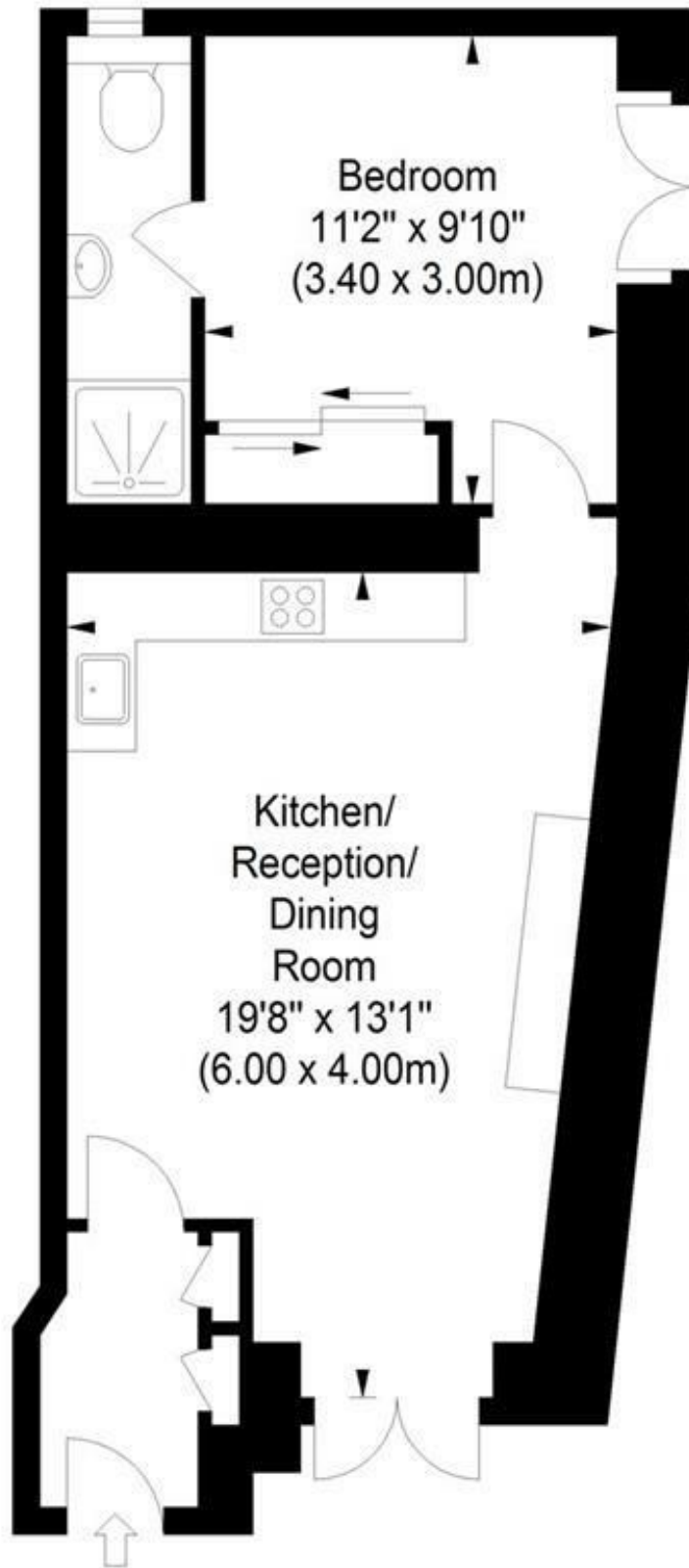




# Harley House

Approximate Gross Internal Area

436 sq ft / 40.50 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

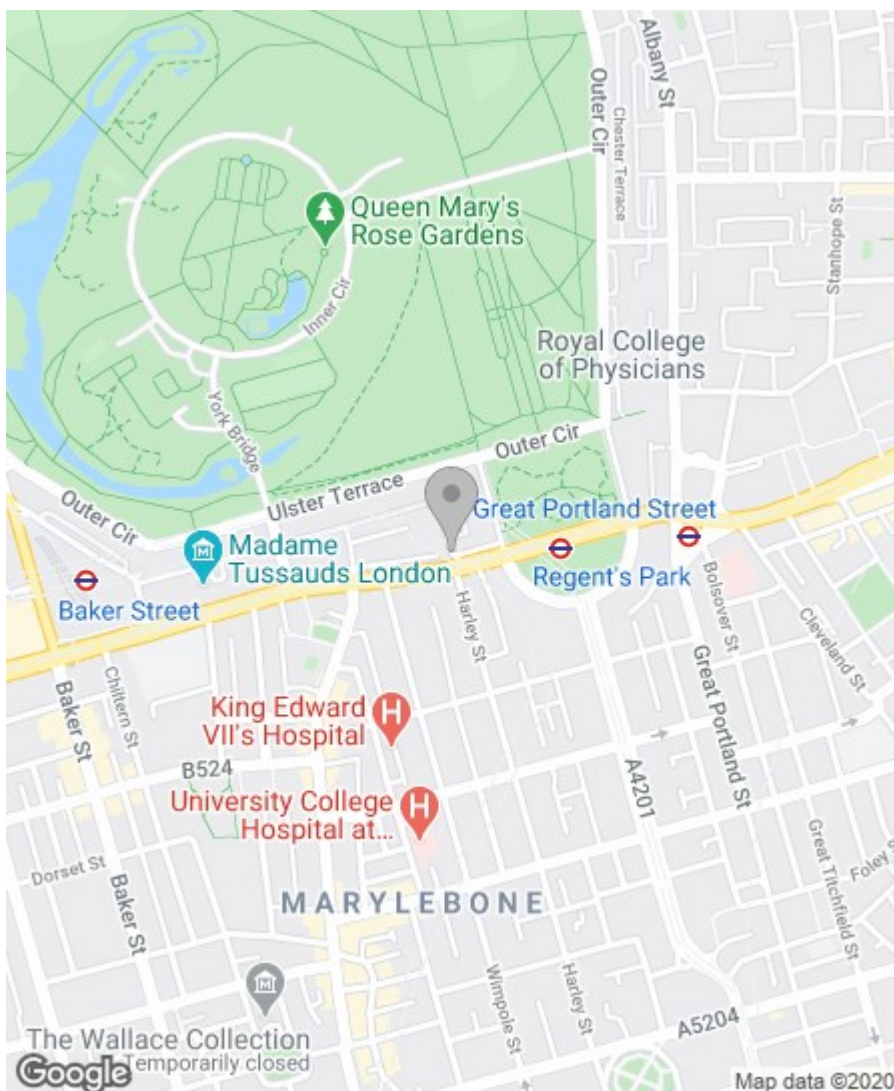
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Property Overview

Location	, NW1
Price	£1,842 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	E
Furnishing	Furnished

## Key Features

- Reception Room
- Open Plan Kitchen
- Bedroom
- Shower Room
- Wooden Floors
- 24hr Portage
- Purpose Built Block
- Close to Regents Park
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

