



43 HARLEY HOUSE

REGENT'S PARK • LONDON NW1





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A place in History





Harley House is one of the last grand residential landmarks that crowned the Edwardian era of splendour in London. Today it represents the pinnacle of luxurious living within 150 metres of Regent's Park - and a stones throw from many of the Capital's greatest experiences and world renowned shopping streets.

The imposing façade is an extraordinary example of architectural grandeur, enveloping fabulous classically designed and specified living space, balanced in perfect harmony with contemporary functionality...

Welcome to 43 Harley House.

## A distinguished location for refined London living

MARYLEBONE ROAD • REGENT'S PARK







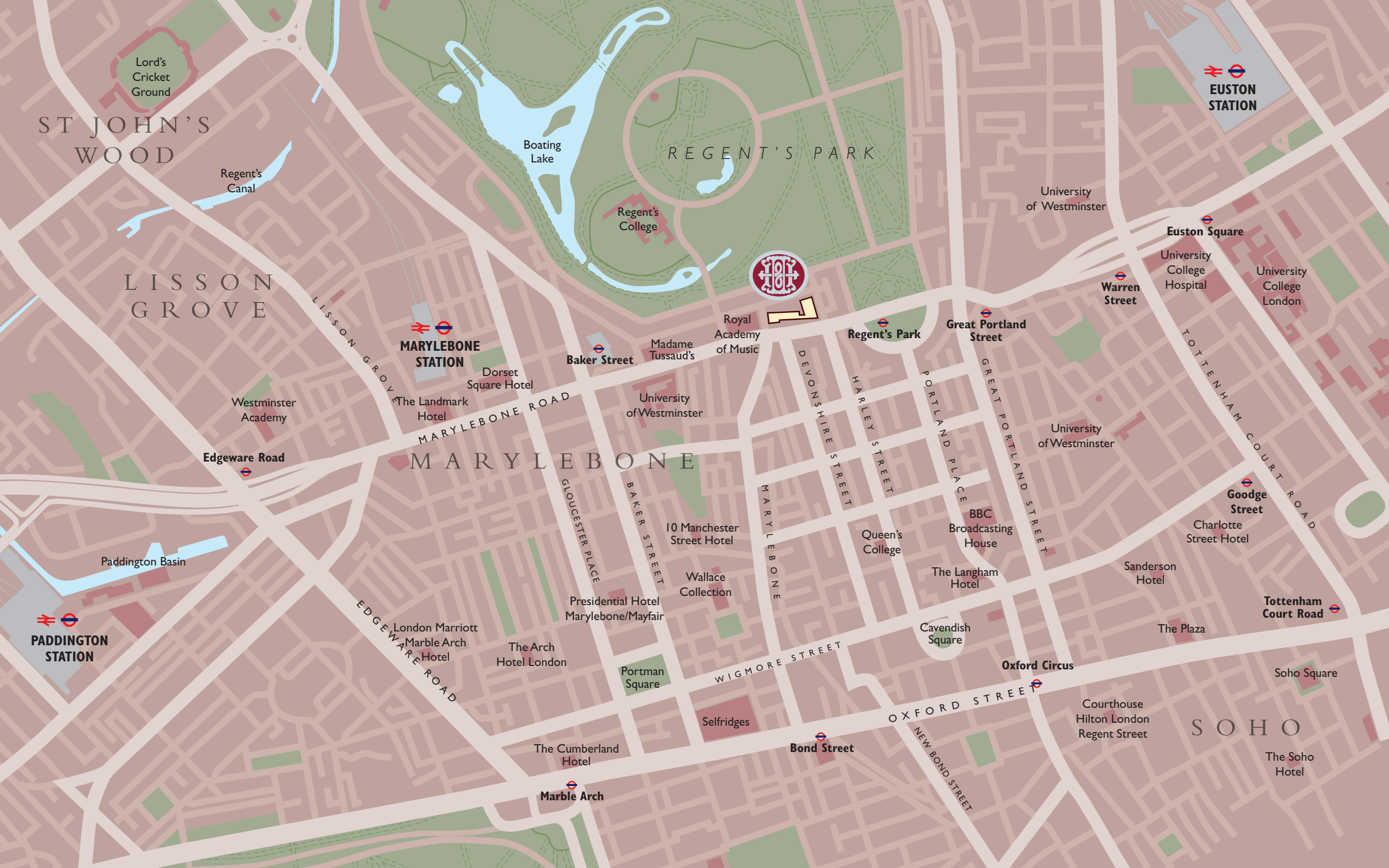
The exclusive location of Harley House needs little introduction as a unique lifestyle opportunity - take a 5 minute stroll into London's second largest expanse of Royal Parkland, or a 10 minute pop to some of the most prestigious shopping streets, restaurants, hotels and entertainment in the world... the choice of everything that says excellence surrounds Harley House - with many notable former residents including Joan Collins, Sir Thomas Beecham and Mick Jagger to name but a few, standing testimony to this most sought after living environment.

410 acres of Royal Parkland within 5 minutes stroll

REGENT'S PARK • QUEEN MARY GARDENS







Harley House is situated within 500 metres of tube connections at Regent's Park, in turn a one stop 2 minute hop from Oxford Circus and a continuing array of rapid journey times that connect to the Capital's entire transport network and principal destinations. Travel is fast and convenient, whether by foot or tube, while nearby Paddington operates the Heathrow Express for journeys further afield.

'London in its entirety on your doorstep' may be a much spoken cliché, but for a resident at Harley House it is a much accepted fact... a lifestyle in a location that has everything and says everything about refined London living.

A unique landmark in the heart of the Capital's world class arts & cultural excellence





43 HARLEY HOUSE

THE APARTMENT







DRAWING ROOM & DINING AREA







FULLY INTEGRATED ISLAND KITCHEN







MASTER EN-SUITE BATHROOM







MASTER BEDROOM & GUEST BEDROOM





RECEPTION & ENTRANCE HALL



# A magnificent 2 bedroom residence, classically styled and finished for gracious living

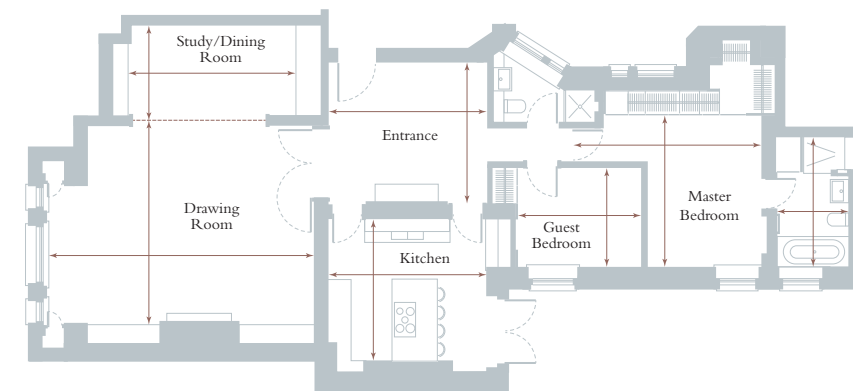
The apartment provides 1,407 sqft of classically designed living space combining traditional character with contemporary sleek finishes and state of the art home media. 43 Harley House is available with bespoke interior decor and furnishings by leading interior design specialists LKS Design & Development.

### Features include:

- 24 hour portorage & security.
- Controlled security gates and porters lodge.
- Fully furnished and highly specified living space.
- In wall TV to drawing room, kitchen & master en-suite.
- Integrated audio system to each principal room with central hub facility for independent music systems to each room.
- Programmable mood/scene setting lighting to principal rooms via touch pad light switches.
- Herringbone parquet timber floor finishes with stone and timber border surround detail.
- Fully integrated Miele kitchen appliances.
- Bespoke cabinet craftsmanship with integral decorative stone fireplace.

Entrance Hall	4.2 x 3.7m	13'8" x 12'2"
Study/Dining Room	4.4 x 2.5m	14'4" x 8'2"
Drawing Room	7.0 x 5.4m	22'11" x 17'7"
Kitchen	4.1 x 3.7m	13'4" x 12'2"
Master Bedroom	4.9 x 4.0m	16'0" x 13'0"
Master En-suite	3.3 x 1.9m	10'9" x 6'3"
Guest Bedroom	3.2 x 2.6m	10'5" x 8'6"

Total area: 130.7 sqm (1407 sqft)



Location: Lower Ground



# Specification

## General Finishes

- Hardwood, carpet and stone floor finishes.
- High quality wall coverings including polished plaster and luxury cloths to all areas except the kitchen.
- Matt white painted smooth plaster ceilings.
- Painted internal 2 panelled doors, and specialist steel doors to main bedroom and en suite
- Painted door linings, architraves and skirtings.
- Generously proportioned classically styled skirtings and architraves.
- Period but clean lined style polished stainless steel door furniture.
- Villeroy & Boch sanitaryware.
- Hansgrohe and Dornbracht sanitary fittings.
- Metal switch and socket plates – polished stainless steel.
- Recessed downlights to lowered ceiling areas, wall lights to non raised.
- Electric underfloor heating to kitchen and bathrooms.
- Programmable mood/scene setting lighting to principal rooms via touch pad light switches.
- Automatic interior lighting to cupboards.
- Bespoke fitted or walk-in wardrobes including rails, shelves, racks, drawers and interior lighting.
- Television (terrestrial and cable/satellite TBC) and DAB/FM socket set to principal rooms and both bedrooms.
- Telephone and data socket set to principal rooms and both bedrooms.
- In-wall TV to drawing room, kitchen and master bedroom ensuite.
- Integrated audio system featuring a central audio hub connected to ceiling speakers to principal rooms and bedrooms. Those rooms also feature ancillary input sockets to permit independent music systems to be connected to each room.

## Reception / Dining Room / Corridor

- Timber floor (herringbone parquet) finish with stone border surround detail.
- Audio and video entryphone system connected to communal entrance door.
- Bespoke joiner cabinet housing radiator at lower level, open storage above.
- Polished plaster walls.
- Intricate circular bulkhead ceiling detailing.

## Drawing Room

- Timber floor (herringbone parquet) finish with timber border surround.
- Bespoke joinery unit and integral decorative stone fireplace (non operational).
- Satellite and terrestrial TV aerial socket set.
- Telephone and data socket set.
- Mood/scene setting lighting.
- Integrated audio system.
- Drop down ceiling section to bay window area, including curtain void section.

## Kitchen / Utility Area

- Stone floor finish to match reception surround border detail.
- New glazed double doors to exterior.
- High quality designer range kitchen units featuring internal shelves and racks and high quality doors.
- Stone worktops.
- Double bowl under-mounted sink and stainless steel mixer tap
- Instantaneous boiling water tap.
- Kitchen unit integrated LED feature lighting.
- Concealed multi-gang appliance panel and polished socket outlets above work surfaces where appropriate.
- Integrated kitchen appliances.
- Smeg inset touch control induction hob.
- Smeg re-circulating variable height stainless steel island extractor fan.
- Smeg multi-function single oven.
- Smeg combination microwave oven.
- Miele multi-function dishwasher.
- Miele washing machine.
- Miele tumble dryer.
- Miele fridge/freezer.

## Master Bedroom

- Luxury wool carpet floor finish.
- Satellite and terrestrial TV aerial socket set.
- 42” LED TV included for within wall.
- Telephone and data socket set.
- Mood/scene setting lighting.
- Integrated audio system.
- Fitted mirrored doors and walk-in wardrobe.
- Raised ceiling section to area above bed.
- Bespoke ‘daylight’ vent set into ceiling void in front of wardrobes.

## WC

- Stone floor and wall finish.
- White suite including wash hand basin and wall hung WC with concealed dual flush cistern.
- Shower enclosure with both fixed head shower and hand held shower handset and clear glass enclosure/screen – Hans Grohe fittings/sanitaryware.
- Heated towel rail.

## Bathroom en Suite

- Stone floor finish.
- White suite including basin, wall hung WC with concealed dual flush cistern, steel bath undermounted into stone surround with wall mounted bath filler integral low level shower handset and/or low level shower tray or walk-in shower area including both fixed head shower. Hans Grohe fittings/sanitaryware.
- Concealed plumbing.
- Bespoke high level mirrored doors wall cabinet with feature lighting.
- Chrome electric heated towel rail.
- Aqua TV

## Study / Guest Bedroom

- Luxury wool carpet floor finish.
- Satellite and terrestrial TV aerial socket set.
- Telephone and data socket set.
- Integrated audio system.
- Fitted wardrobe and paneled wall housing TV
- Raised ceiling section to central area.





# 100 HARLEY HOUSE

REGENT'S PARK • LONDON NW1



1 Bedroom Apartment  
Total area: 40.9 sqm (440 sqft)

This prestigious one bedroom apartment has also been meticulously finished and equipped for highly refined living at Harley House.



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Former Harley House residents include:

- Sir Thomas Beecham - conductor
- Jackie Collins - novelist
- Joan Collins - actress
- Joe Collins - impresario
- Lady Hoare - wife to HM Ambassador to India
- Mick Jagger - musician
- Norrie Parramore - record producer
- Lew Prager - band leader
- Sir Bodley Scott - Orthopaedic surgeon to Her Majesty Queen Elizabeth II



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