



## HARCOURT STREET, LONDON, W1

PRICE £1,000,000  
FREEHOLD  
SOLE AGENTS

For further information,  
please call our  
Marylebone Village  
office on 020 7224 4994

An attractive three storey Freehold Georgian property with basement which offers an ideal opportunity to re-create and develop this property.

Harcourt Street is located off the northern end of Seymour Place. The shopping and transport facilities of Baker Street and Marylebone are close by.



### Benefits

Freehold Georgian town house, development opportunity (subject to consents), storage vaults, central location, separate access to upper parts and lower floors.

### Tenure

Freehold.

### Price

Offers in excess of £1,000,000 Subject to contract.

Approximate Gross Internal Area  
 (Including Vaults) :-  
 158 sq mt / 1700 sq ft  
 Shed - 5 sq mt / 163 sq ft



Please note that we have not checked the working condition of the appliances or services. All measurements are made using a sonic tape measure and are subject to a small margin of error. Sandfords as agents for the vendor or lessor and for themselves give notice that: (1) these particulars are provided merely as a general guide to the property and are not and shall not hereafter become part of any offer or contract. (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Sandfords or their servants. Purchasers or Lessees should not rely on these particulars as statements or representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy and fullness. (3) Neither the Vendor nor any person in the employ of Sandfords has any authority to make or give any representation or warranty whatsoever in respect of the property. Sandfords & Cooper Estates Limited. Registered in England No. 2961709.