



IN ASSOCIATION WITH  
**LAST & MAZIN**  
CHARTERED SURVEYORS

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## **THE 3rd FLOOR MEDICAL CONSULTING SUITE, 121 HARLEY STREET, LONDON W1**

**A rare opportunity to purchase a third floor medical suite in a fine and impressive Harley Street building**



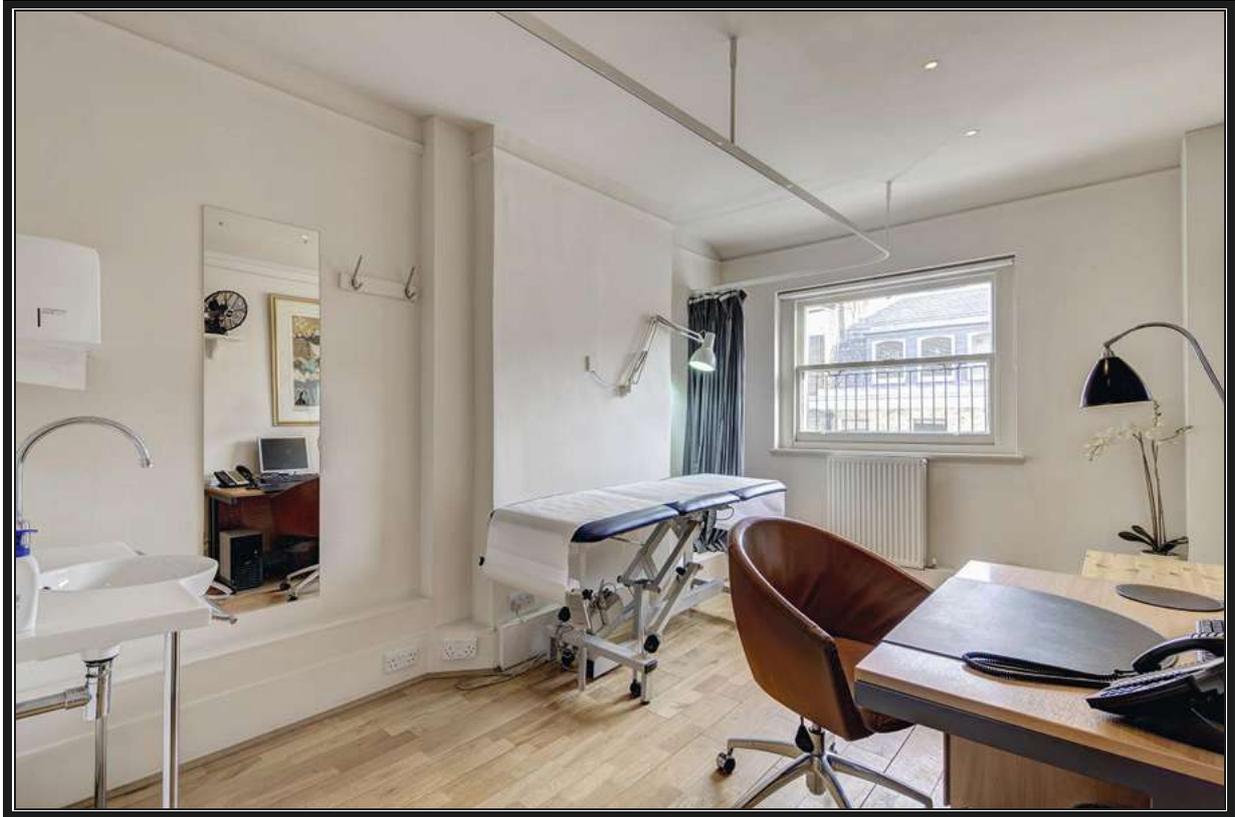
**121 Harley Street is a Grade II\* listed medical building with lift serving all floors in a commanding Harley Street position close to the London Clinic.**

**Medical suites to purchase rarely become available in the Harley Street medical enclave and this is, therefore, an exceptional opportunity for the medical practitioner, who wishes to own the suite from which he or she practises.**

**Leasehold £1,450,000**

*subject to contract*

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- Consulting Room 1: 4.90m x 4.80m (16'1 x 15'9)
- Consulting Room 2: 4.83m x 4.05m (13'6 x 11'1)
- Consulting Room 3: 3.77m x 3.44m (12'6 x 11'3)
- Consulting Room 4: 4.24m x 2.90m (13'11' x 9'6)
- Room 5: 4.87m x 2.27m (16'0 x 7'6)
- Room 6: 2.05m x 1.55m (6'9 x 5'6)
- Shower Room:
- Kitchen Area:
- Private WC:
- Lift:
- Central heating and hot water:

**Lease:** approximately 48 years unexpired  
(99 years from 28 July 1967)

**Ground Rent:** £6,000 per annum, subject to review in 2031

**Service Charge:** Estimated at £17,190 for the current year

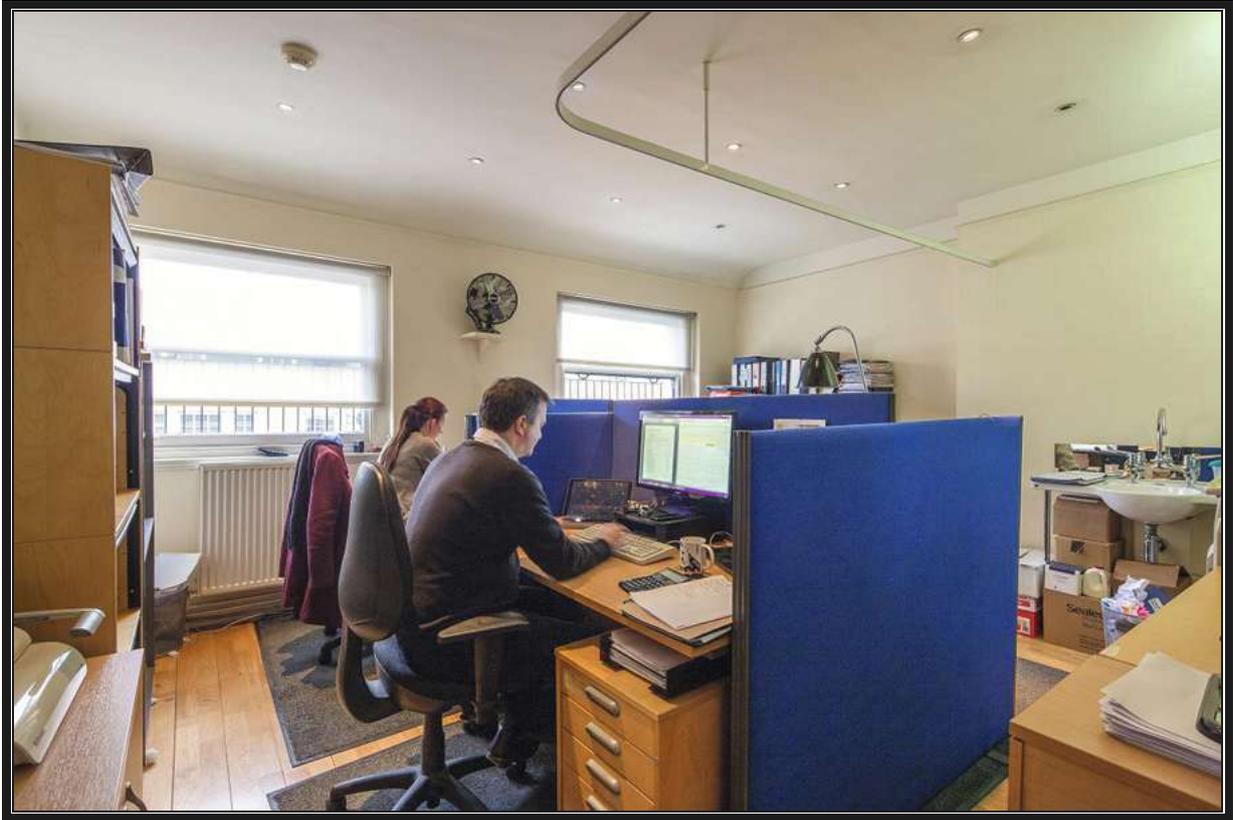
**Business Rates:** Rateable Value £53,824 (City of Westminster)

**Price:** £1,450,000, subject to contract



**This appealing suite is peacefully situated on the third (top) floor. With no other accommodation above, it offers discreet and bright consulting space of four good consulting rooms, an inner room (with natural light from a window at high level), which lends itself to use either for treatment or secretarial purposes and a further small administration room. As well as a private WC, there is a spacious and well fitted shower room and a kitchen area.**





## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 95 This is how energy efficient the building is.

E 101-125

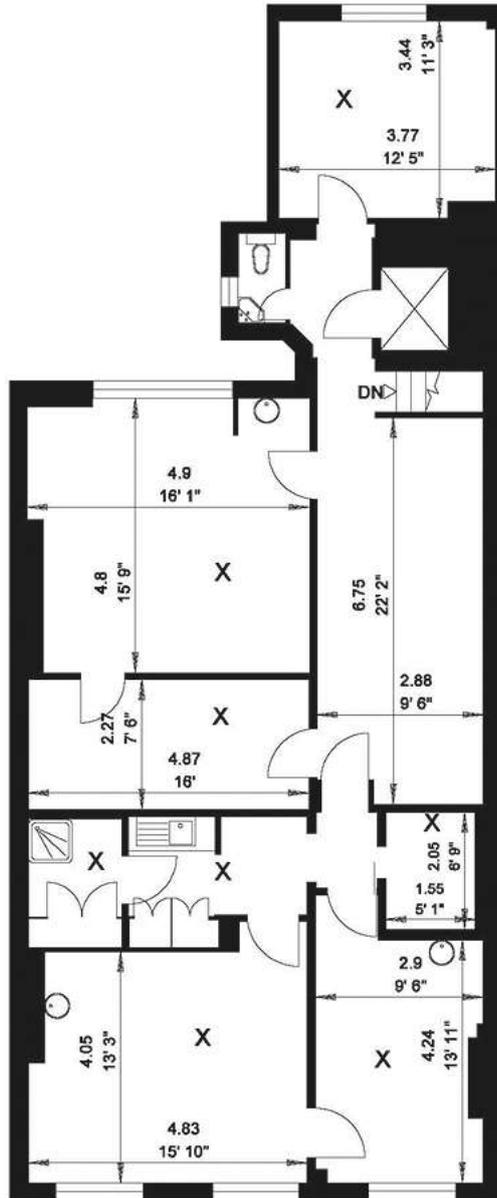
F 126-150

G Over 150

Less energy efficient

121 HARLEY STREET, LONDON W1G 6AX  
THIRD FLOOR SUITE

Net Internal Area = 93 sq. metres  
1002 sq. feet  
(Rooms marked X)



THIRD FLOOR