

Bryanston Square, Marylebone **WIH**



Bryanston Square

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A spacious apartment situated on the lower ground floor of a Grade II listed building on one of Marylebone's most desirable garden squares. This beautiful home comprises a double bedroom, a bathroom, a large double reception room and a separate fully fitted eat-in kitchen. The property further benefits from wood flooring, underfloor heating, a patio and vaults outside. Residents benefit from access to Bryanston Square Gardens for a small annual fee. Bryanston Square is a prestigious garden square surrounded by terraced houses and ideally located for the world-class shopping and dining of Marylebone. Excellent transport links from Edgware Road, Marylebone and Baker Street stations make it easy to get around London.



Guide price: £995,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £6,050 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

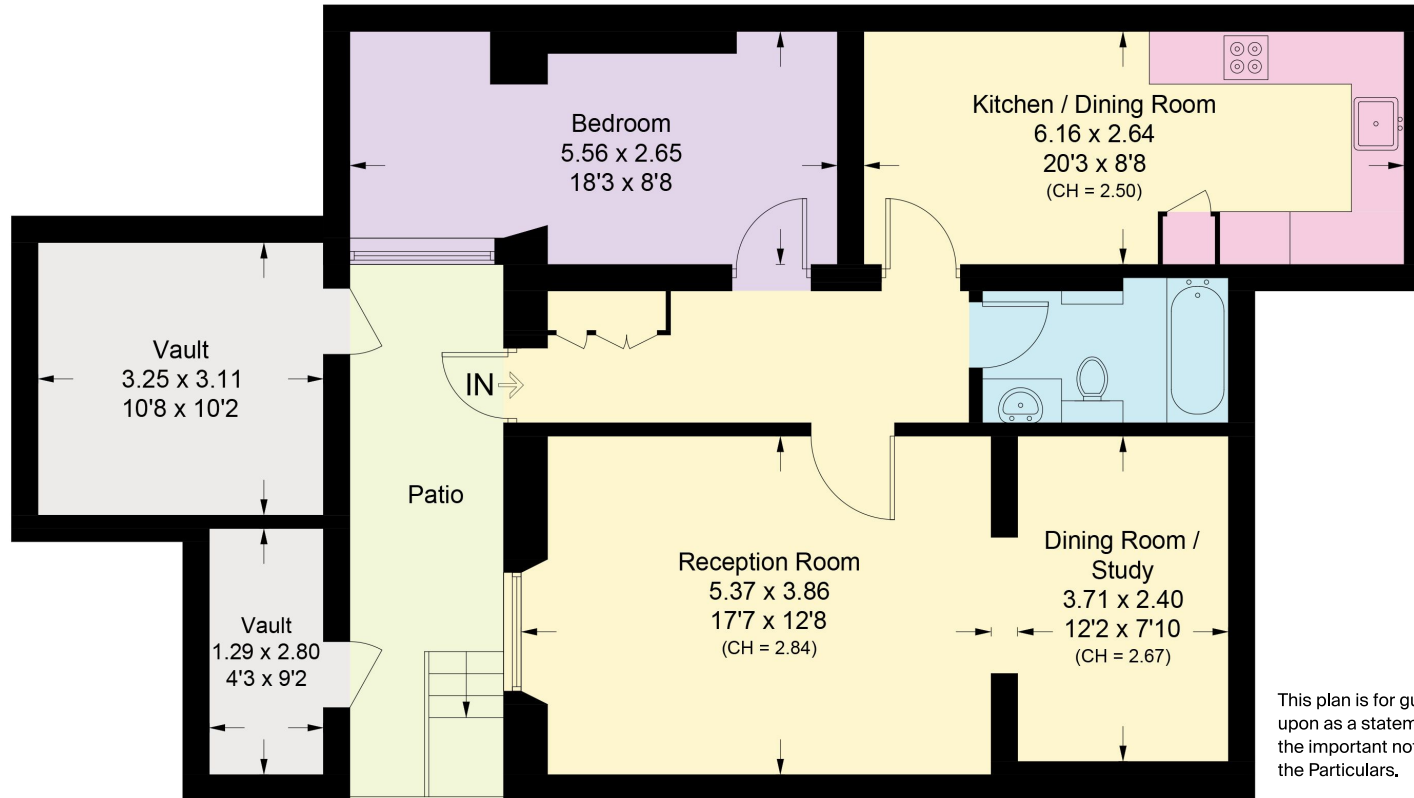
Council tax band: E





Bryanston Square, W1H

Approximate Area = 76.7 sq m / 825 sq ft
Vaults = 13.9 sq m / 150 sq ft
Total = 90.6 sq m / 975 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Lower Ground Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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