



Bryanston Square, Marylebone **WIH**

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An exquisite lateral apartment overlooking one of Marylebone's most desirable garden squares. This outstanding home offers the highest quality finishes and an abundance of entertaining space and accommodation across 4,106 sq ft. It showcases a six windows wide reception and dining room offering views over Bryanston Square, a modern kitchen and a utility room. The principal bedroom is complete with a dressing room and an en suite bathroom featuring a bathtub and a walk-in shower. There are five additional bedrooms with en suite bathrooms and a guest WC. Residents of the building can access Bryanston Square Gardens for a small annual fee. Under a separate lease, there is a secure private underground parking space.



Guide price: £8,500,000

Tenure: Leasehold: approximately 981 years remaining

Service charge: £13,452.32 per annum, including reserve fund, includes heating and hot water

Ground rent: a peppercorn

Local authority: City of Westminster

Council tax band: H





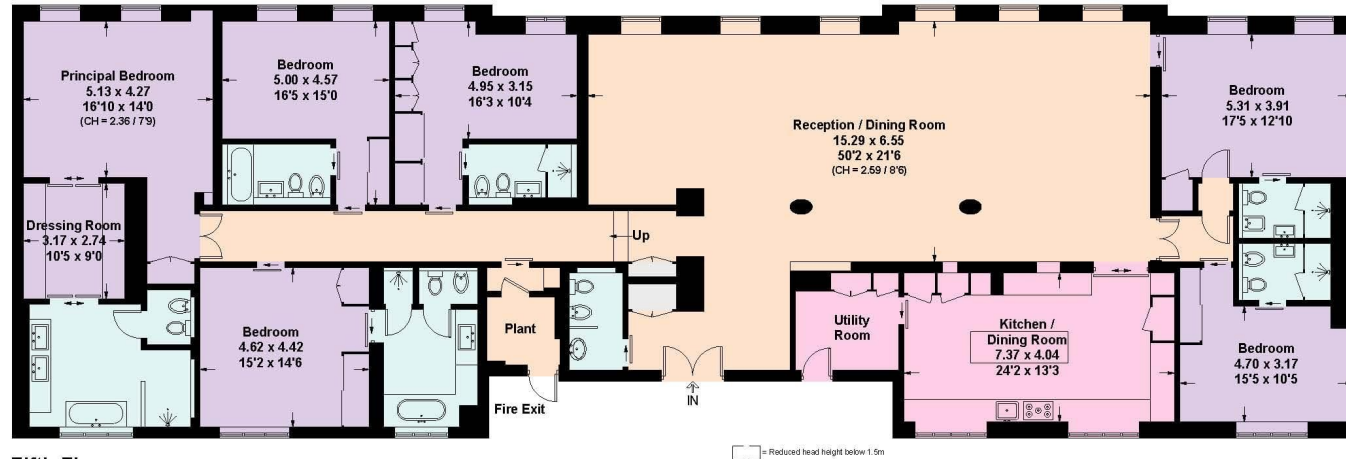




Bryanston Square, Marylebone, W1H

Approximate Floor Area = 381.5 sq m / 4106 sq ft
Including Limited Use Area (6.3 sq m / 68 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.



Fifth Floor

Bryanston Square is ideally located for the lively shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Hyde Park. Transport links from Marble Arch, Edgware Road and Marylebone stations make it easy to get around London.

We have been unable to confirm the service charge review period. You or your advisors should make your own enquiries.

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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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Particulars dated November 2023. Photographs and videos dated November 2023.

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