



## Bryanston Square, Marylebone **WIH**

---



# Bryanston Square, Marylebone **WIH**

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:** £26,904.64 per annum, including reserve fund, includes heating and hot water

**Ground rent:** a peppercorn

**Local authority:** City of Westminster

**Council tax band:** H













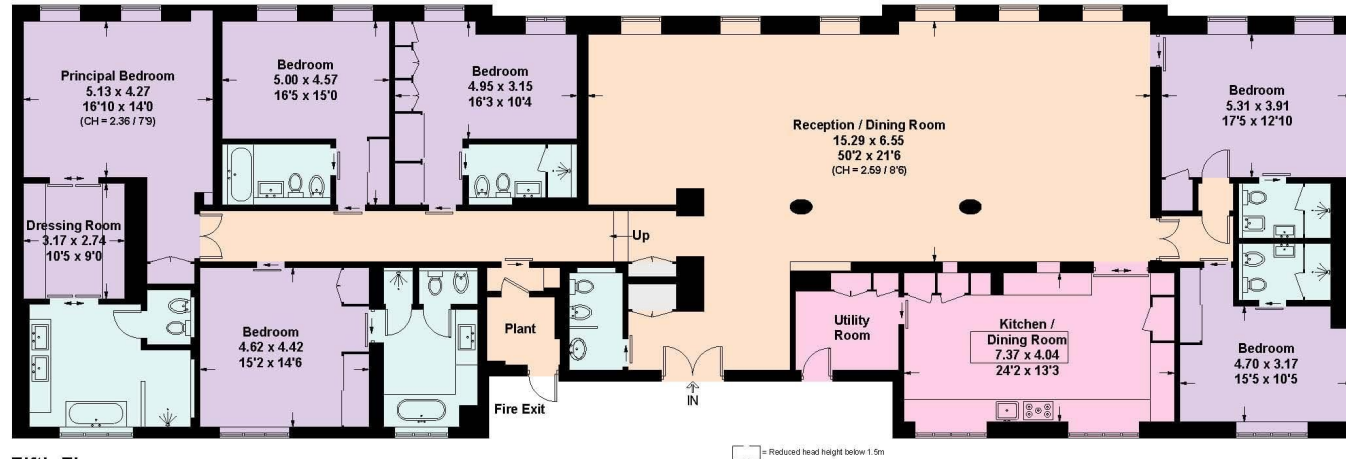




# Bryanston Square, Marylebone, W1H

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.

**Knight Frank**  
**Marylebone**  
Unit 49  
55 Baker Street  
London W1U 8EW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Ali Mathews**  
+44 20 3435 6443  
[ali.mathews@knightfrank.com](mailto:ali.mathews@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.