



Bryanston Square, Marylebone **WIH**



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An excellent development opportunity on one of Marylebone's most desirable garden squares, offered by The Portman Estate - a forward thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone. This spacious duplex flat is situated on the ground and lower ground floors of the building and offers 1,776 sq ft living space, currently laid out as a three bedroom apartment. The property further benefits from large windows overlooking the greenery of Bryanston Square Garden.

Bryanston Square is perfectly located for the lively shops and restaurants of Marylebone and Mayfair, as well as the green open spaces of Hyde Park and Regent's Park. Excellent transport links from Hyde Park and Regent's Park. There are excellent transport links from Marble Arch, Edgware Road, Marylebone and Baker Street stations make it easy to get around London.



Guide price: £1,750,000

Tenure: Leasehold: 125 years remaining

Service charge: £6,246 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G





BRYANSTON SQUARE, W1H

Approx. gross internal area

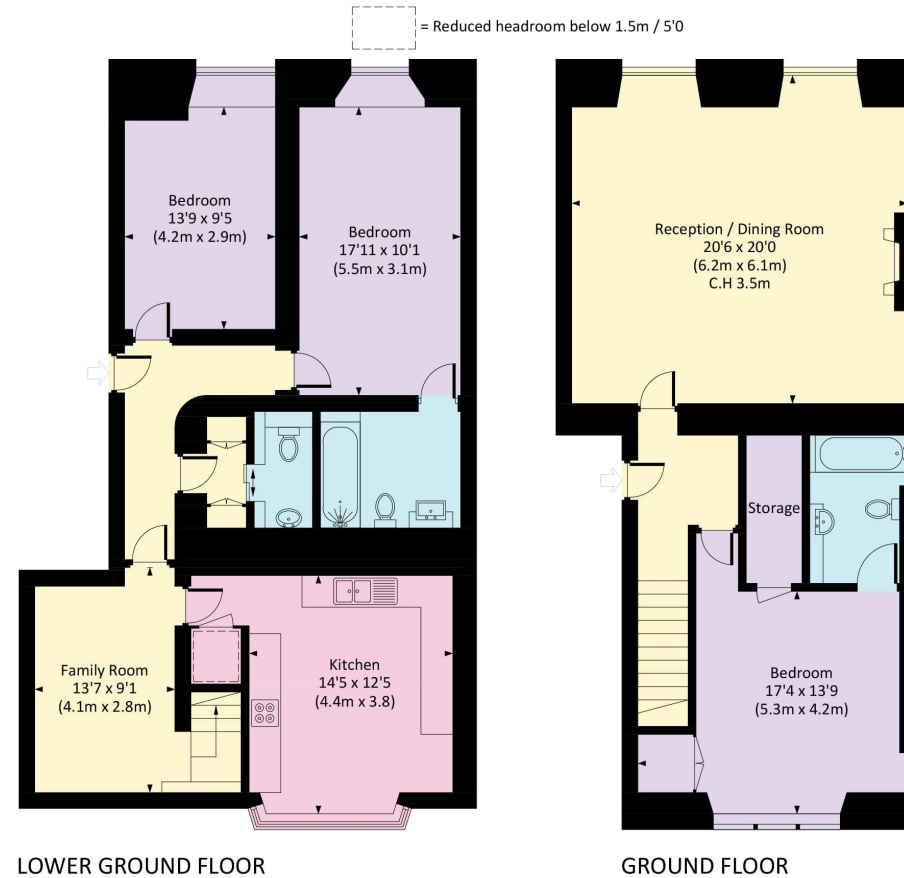
1765 Sq Ft. / 164.0 Sq M.

11 Sq Ft. / 1.0 Sq M. Reduced Headroom

1776 Sq Ft. / 165.0 Sq M. Including Reduced Headroom



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.



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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 September 2023. Photographs and videos dated September 2023.

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