

George Street, Marylebone W1H



George Street, Marylebone **WIH**

A beautifully designed apartment situated on the third floor of one of Marylebone's most desirable mansion blocks. Upon entering, the hallway flows into the spacious reception/dining room and open plan kitchen, offering a modern entertaining space. The principal bedroom is complete with a walk-in wardrobe and an en suite shower, two further bedrooms, a family bathroom, an additional guest WC and a study. The property further benefits from wood, and tiled flooring in the common areas. Residents of Bryanston Court benefit from 24-hour concierge service.

Bryanston Court is perfectly located for the restaurants and boutique shops of Marylebone Village and the greenery of Hyde Park. There are excellent transport links from Marble Arch, Bond Street, Marylebone and Baker Street stations. We have been unable to obtain the ground rent and its review period. You or your advisors should make your own enquiries.



Guide price: £2,750,000

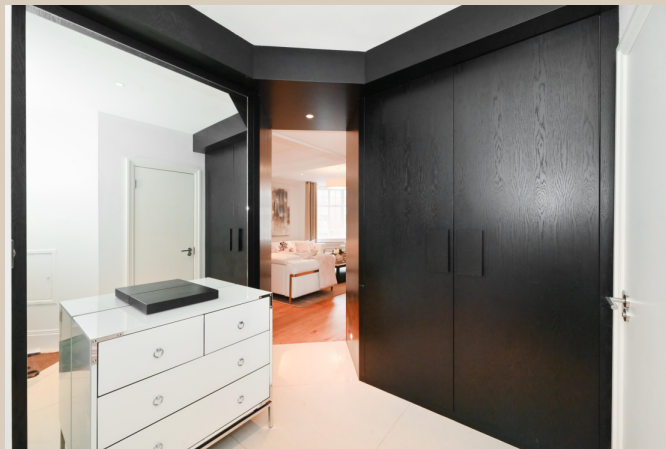
Tenure: Leasehold: approximately 138 years remaining

Service charge: Approximately £13,526 per annum, reviewed annually

Local authority: City of Westminster

Council tax band: H

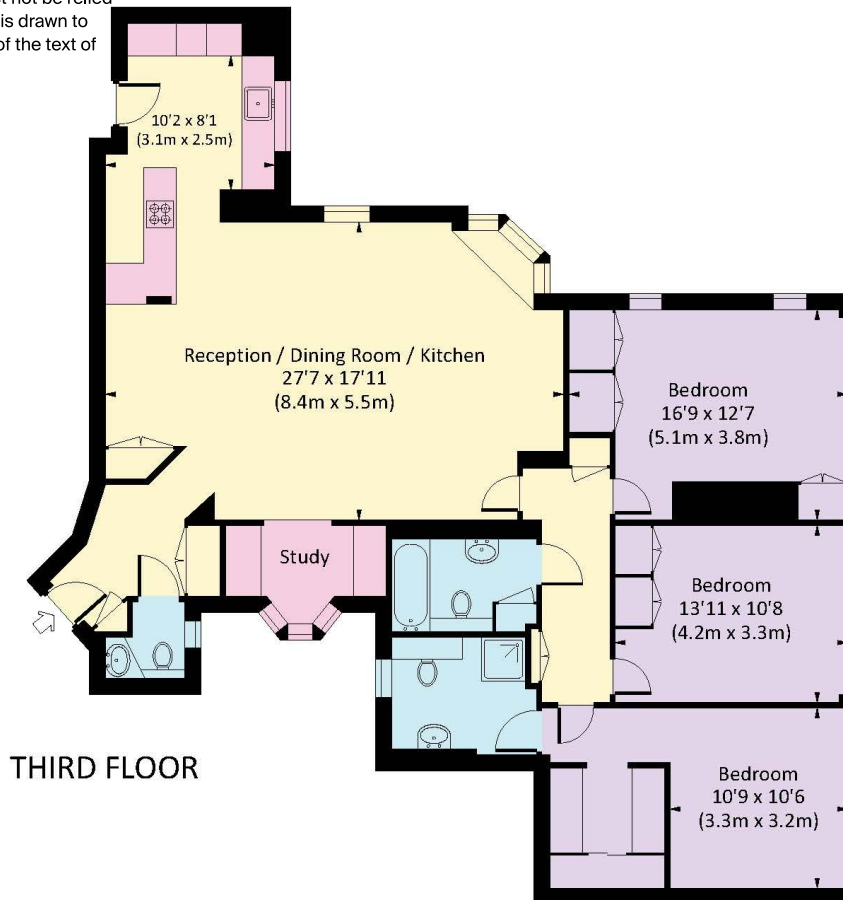




GEORGE STREET, W1H

Approx. gross internal area
1453 Sq Ft. / 135.0 Sq M.

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.



THIRD 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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Particulars dated September 2023. Photographs and videos dated April 2022.

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