

George Street, Marylebone **WIH**

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This stylish home has an excellent layout that is full of natural sunlight throughout, spanning 1,491 sqft. The principal bedroom is complete with built in wardrobes and an en suite bathroom featuring a bathtub and a walk in shower.

There are two further bedrooms, a family bathroom with a double sink and a guest shower room. There is superior tanking for both bathrooms. A bright, spacious reception and dining room with a bar cabinet, wine cooler and two Eurocave wine storages app (350 bottle capacity), and a modern, semi open kitchen which includes Miele appliances and a quartzite kitchen top, perfect for entertaining.



**Guide price:** £3,295,000

**Tenure:** Leasehold: approximately 138 years remaining

**Service charge:** Approximately £14,200 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** G

The property further benefits new underfloor soundproofing floor and ceiling, lights are dimmable and movable, wood and tiled flooring and 24 hour concierge service.

Bryanston Court is ideally located for the restaurants and boutique shops of Marylebone and Mayfair and the greenery of Hyde Park. Excellent transport links from Marble Arch, Bond Street, Marylebone and Baker Street stations.



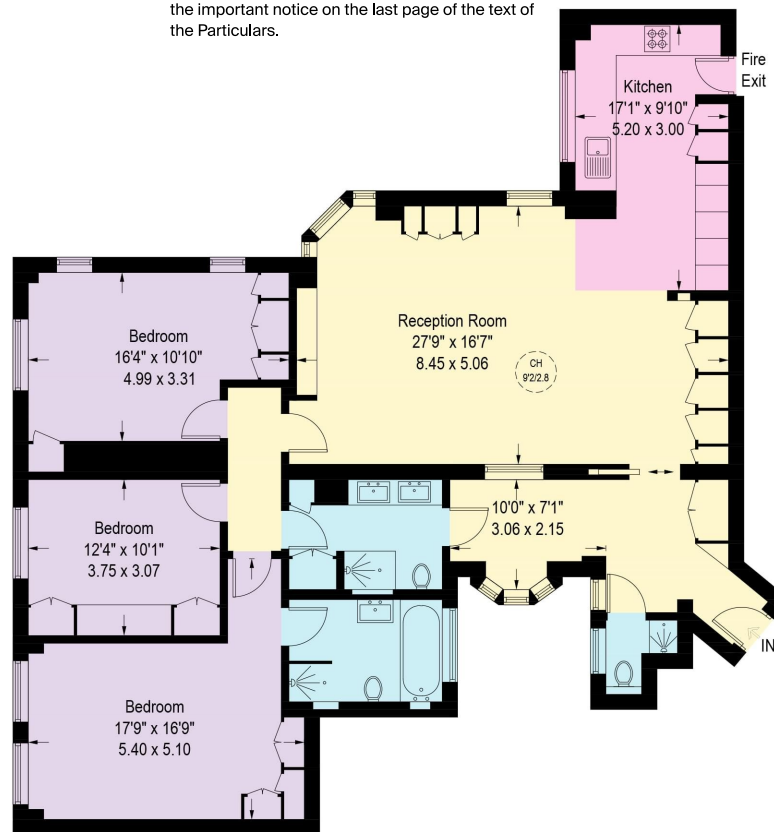


# Bryanston Court, George Street, London, W1H



Approximate Gross Internal Area = 1491 sq ft / 138.5 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.



**Fifth 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 July 2023. Photographs and videos dated July 2023.

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