

# Bryanston Square, Marylebone **WIH**

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A beautiful top floor apartment,  
with a spacious private terrace, in  
one of Marylebone's most  
desirable garden squares.





# Bryanston Square

## Marylebone **WIH**

A rare opportunity to acquire an exquisite top floor apartment, with a lift, situated in a distinguished Grade II listed building. Benefitting from an abundance of natural light and dual aspects providing breathtaking southerly views over Bryanston Square Gardens, one of the premier Garden Squares of Marylebone. It comprises an open plan kitchen/ reception room, a spacious principal bedroom with built in wardrobes and an en suite bathroom, a second bedroom with built in wardrobes and an additional shower room. The apartment offers a private roof terrace of just over 500 sq ft. and two generous loft storage spaces, totalling 244 sq ft. The terrace offers electricity power, lighting and water supply.



**Guide price:** £2,300,000

**Tenure:** Leasehold: approximately 988 years remaining

**Service charge:** £6,050 per annum, reviewed annually, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G





## Additional benefits

Further benefits include wood and tiled flooring, underfloor heating and videoentry phone. Residents benefit from access to the landscaped Bryanston Square Gardens for a small annual fee.

## Location

Bryanston Square is a beautiful garden square surrounded by terraced houses and ideally located for the world-class shopping and dining of Marylebone.



## Bryanston Square, W1H


**Approximate Gross Internal Floor Area 101.91 sq m / 1,097 sq ft**

**Loft Storage Area 22.67 sq m / 244 sq ft**

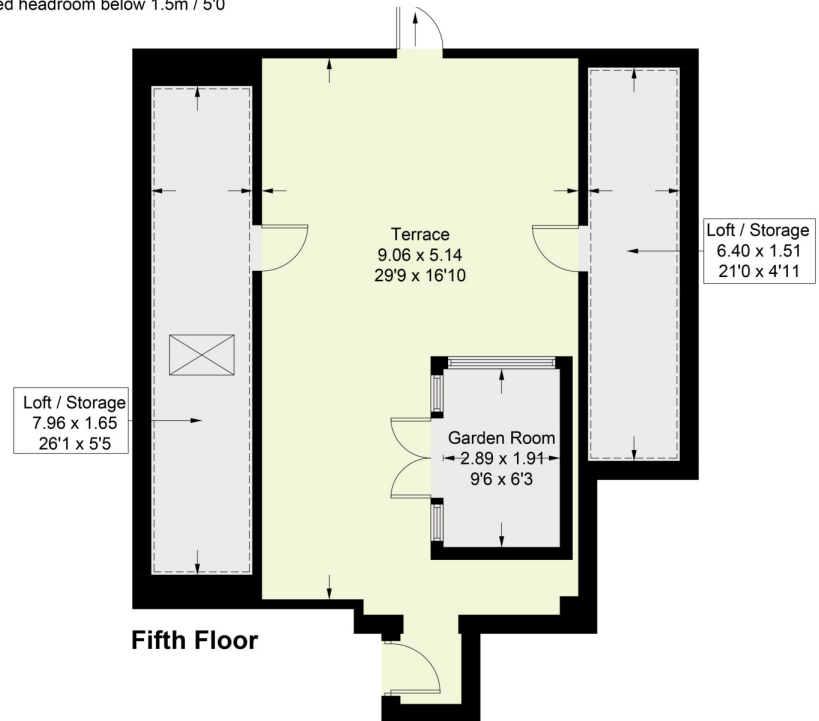
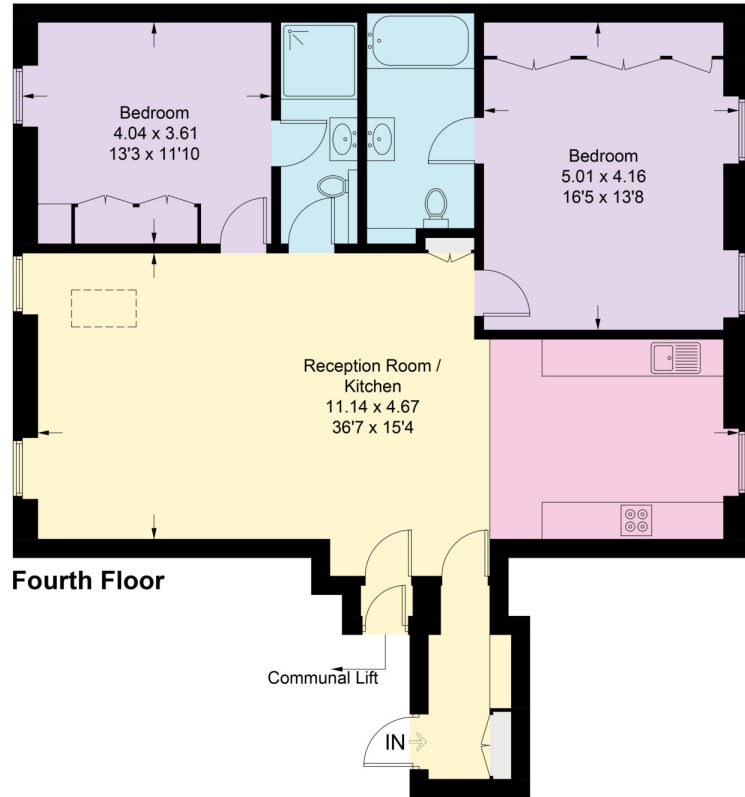
**Garden Room Area 5.48 sq m / 59 sq ft**

**Total 130.06 sq m / 1,400 sq ft**

**Terrace 47.47 sq m / 511 sq ft**

 = Reduced headroom below 1.5m / 5'0

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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