



George Street, Marylebone **WIH**

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A well appointed period flat situated on the second floor of a sought-after mansion block in the heart of Marylebone. The property offers excellent accommodation and entertaining space across approximately 2,188 sq ft; it comprises four bedrooms, four bathrooms, a double reception room and a separate kitchen. It has fantastic potential to be turned into a stylish home and own a piece at a prime Marylebone address.

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.



**Guide price:** £3,100,000

**Tenure:** Share of freehold plus leasehold, approximately 138 years remaining

**Service charge:** £10,000 per annum. We have been unable to confirm the review period. You or your advisors should make your own enquiries.

**Local authority:** City of Westminster

**Council tax band:** G

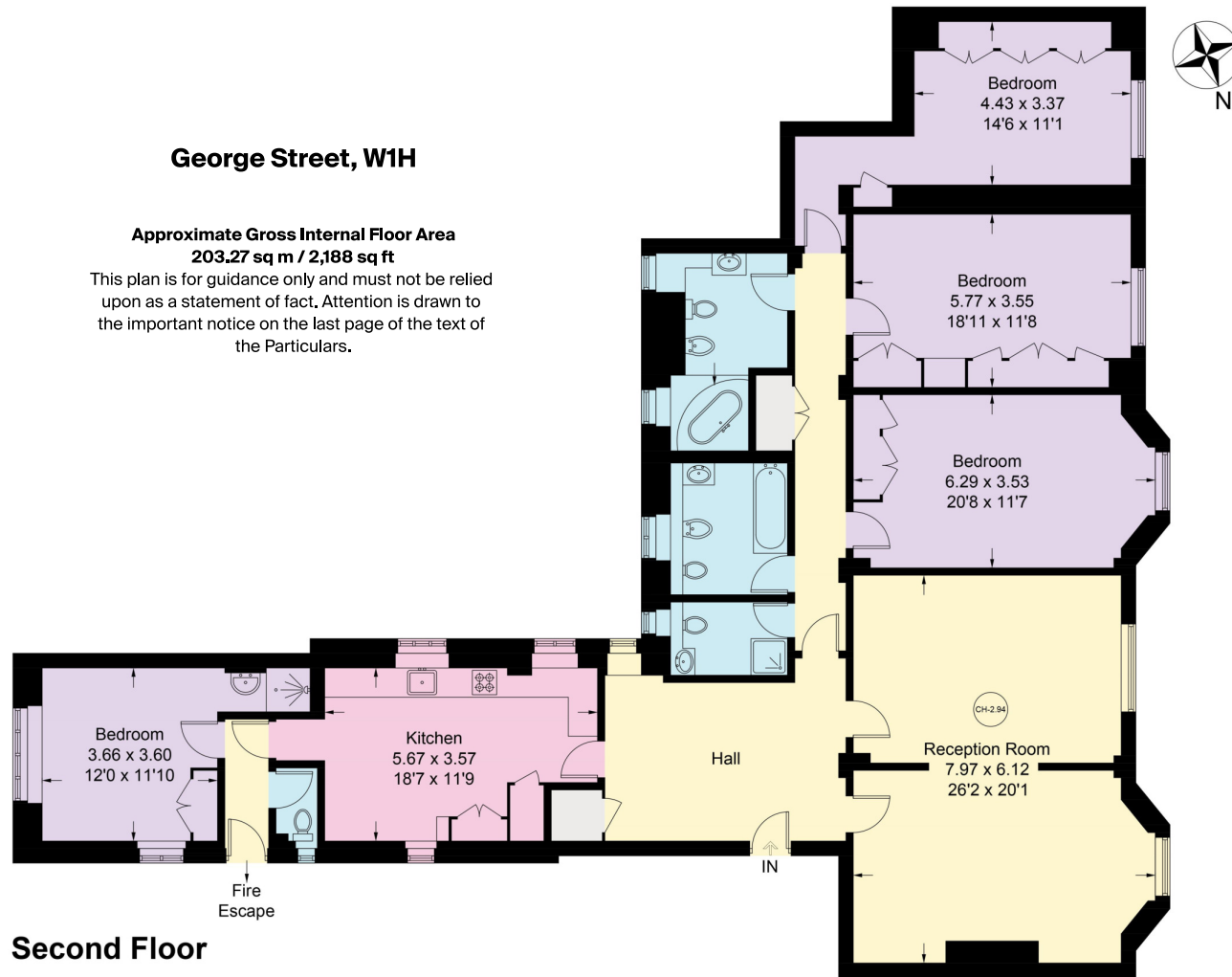




## George Street, W1H

**Approximate Gross Internal Floor Area**  
**203.27 sq m / 2,188 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.



## Second Floor



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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