

# Bryanston Square, Marylebone W1H

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A well presented, top floor apartment, with a lift, located on one of Marylebone's most prestigious garden squares.



# Bryanston Square, London **WIH**

This spacious home has been refurbished to a high standard and offers an excellent layout. It showcases two spacious bedrooms, a family bathroom, a modern, separate kitchen, and an exceptionally bright reception room. The property further benefits from high ceilings, wood flooring in the reception room and access to the roof terrace.

Bryanston Square is a beautiful garden square surrounded by terraced houses. It is ideally located for the array of amenities Marylebone has to offer and the green open spaces of Regents Park and Hyde Park.



**Guide price:** £1,795,000

**Tenure:** Leasehold: approximately 990 years remaining

**Service charge:** £6,000 per annum, reviewed every year, next review due 2024

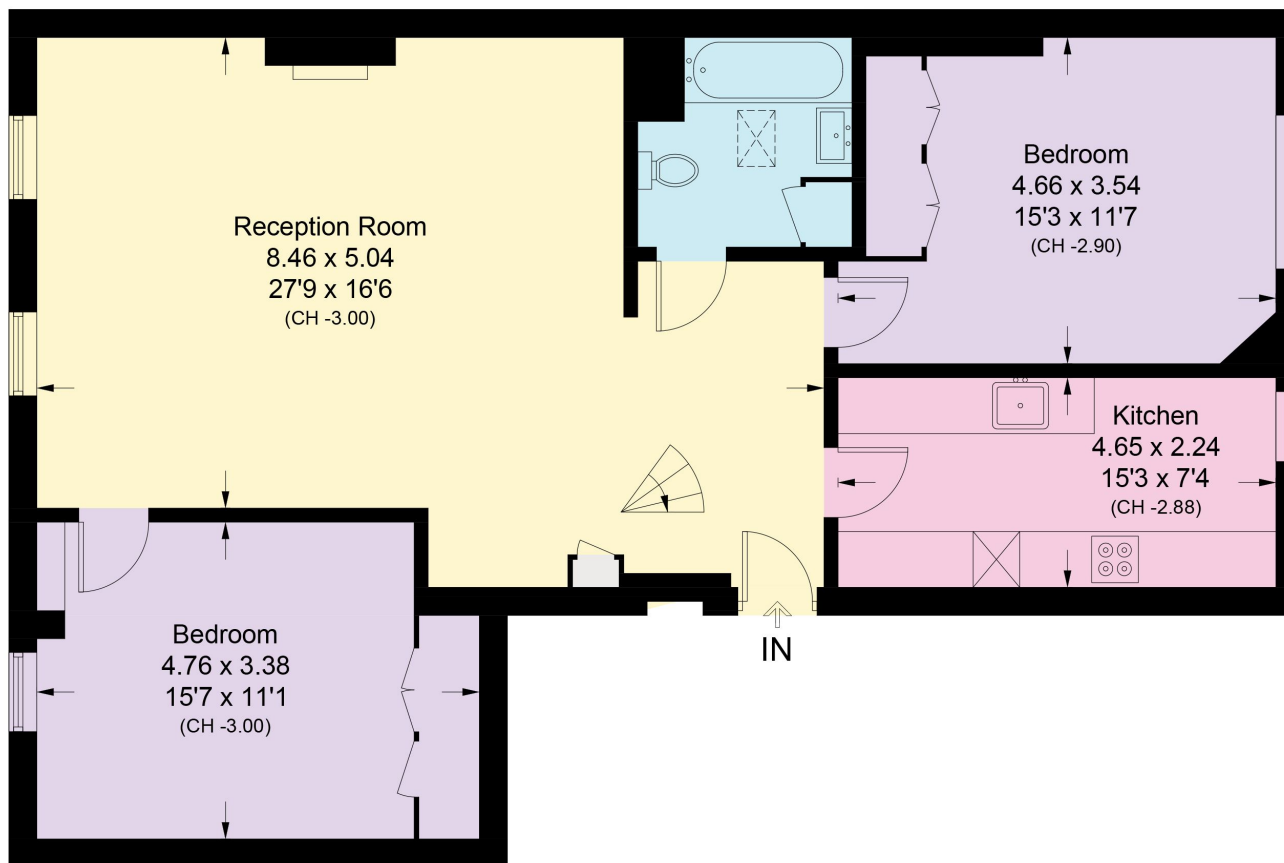
**Local authority:** City of Westminster

**Council tax band:** F



# Bryanston Square, W1H

Approximate Area = 91.4 sq m / 984 sq ft



## Third Floor

Approximate Area = 91.4 sq m / 984 sq ft

**Knight Frank**  
Marylebone  
Unit 49  
55 Baker Street  
London W1U 8EW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Daniel Sugarman**  
+44 20 7861 1224  
[daniel.sugarman@knightfrank.com](mailto:daniel.sugarman@knightfrank.com)

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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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