



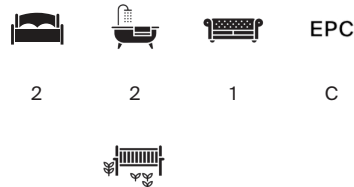
BRYANSTON SQUARE

Marylebone WIH



APARTMENT IN PRESTIGIOUS GEORGIAN BUILDING

Located in the heart of Marylebone, this elegant flat offers a harmonious blend of historic charm and modern sophistication.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold: Approximately 69 years remaining .

*A new 999 years lease with a share of freehold will be granted upon completion

Service charge: Approximately £6938.20 per annum, plus £12,000 of reserve fund, reviewed every year, next review due 2026.

Guide Price: £1,395,000



BRIGHT AND LUMINOUS INTERIORS

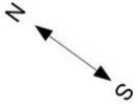
The majestic brick building stands as a testament to timeless elegance. The flat comprises two bedrooms, two bathrooms, and a reception room spread over 1,148 sq ft. The apartment further benefits from neutral décor, good ceiling height, wood floors and underfloor heating. The sleek kitchen features pristine white cabinetry and marble accents, while the luxurious bathroom provides a marble-clad environment. Residents enjoy access to a communal garden in Bryanston Square, enhancing the property's appeal. With its open layout and graceful design, this home provides a perfect canvas for sophisticated living.

Located in the heart of Marylebone, Bryanston Square provides residents with a prestigious location in one of London's highly sought-after neighbourhoods. This area offers access to high-end shopping, dining, and cultural experiences. Marylebone Station is positioned nearby, ensuring excellent transport links throughout the city. Residents can appreciate the peaceful ambience of Bryanston Square's landscaped gardens.









Entrance To Lower Ground Floor
48 ft²

Lower Ground Floor
1100 ft²

Approximate Gross Internal Area = 106.63 sq m / 1148 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sam Thornton

+44 20 7751 2403

Samuel.Thornton@knightfrank.com

Knight Frank Marylebone

Unit 49, 55 Baker

W1U 8EW

knightfrank.co.uk

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