



BRYANSTON SQUARE

Marylebone, W1H



ELEGANT AND CLEAN STYLE

A stylish flat in a Grade II listed building on Bryanston Square. This bright home offers charming period details and striking almost 4m ceiling heights.

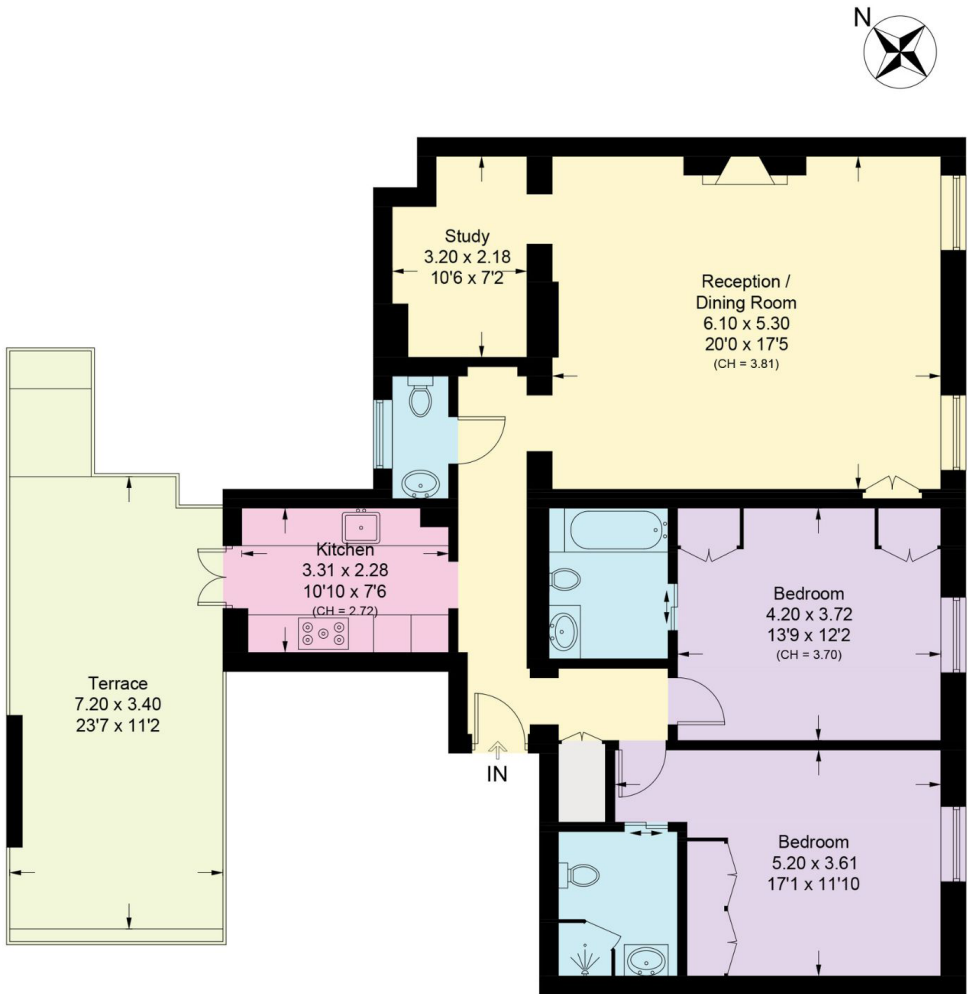
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Local Authority: City of Westminster
Council Tax band: G

Tenure: Share of freehold plus leasehold, approximately 83 years remaining
Service charge: £6,410 per annum, reviewed every year, next review due 2025

Guide price: £2,100,000

It comprises a bright reception/dining room with a decorative fireplace, mirror and bespoke built-in drinks cabinet. There is a study/powder room by the reception room, a separate kitchen opening to the large, newly decked terrace, two large bedrooms with built in wardrobes and en suite bathrooms (one with a bathtub), and a guest WC. The property further benefits from southwest-facing double-glazed sash windows, oak herringbone flooring, ornate crown moulding, coving and wall panelling, Lutron lighting and an alarm system. Residents of the building can access Bryanston Square Gardens for a small annual fee. Bryanston Square is ideally located for the shops and restaurants of Marylebone High Street, the village and Mayfair, and the greenery of Hyde Park and Regent's Park. Excellent transport links from Marble Arch, Edgware Road, Baker Street and Marylebone stations.



Ground Floor
Approximate Gross Internal Area = 107.8 sq m / 1,160 sq ft (Including Limited Use Area = 0.2 sq m / 2 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.

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