

# Bryanston Sqaure

Marylebone, W1H

**Dexters**





## About the property

A stylishly renovated townhouse located on Bryanston Square, with private outside space.

Arranged over five floors with plenty of entertaining space. The ground floor has a dining room leading through to the kitchen with access onto a private terrace. There is a guest WC and separate utility room on the same floor. The double reception room occupies the entire first floor of the building and benefits from superb natural light, and high ceilings.

All four double bedrooms come complete with built-in storage and en suite bathrooms. There is a further reception room on the lower ground floor, with a bar and double doors leading onto another private terrace.

Bryanston Square is a prestigious Garden Square, offering resident only gardens in the heart of central London. Close to the vibrant Portman Village and Marylebone Village, both providing a village feel in the middle of the city.

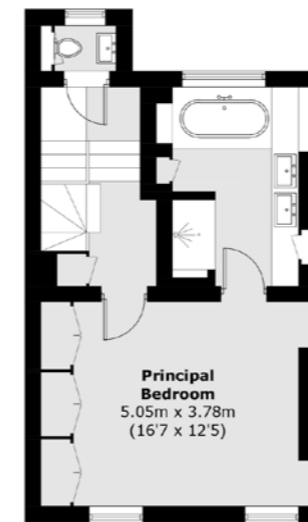
## Key features

- Brand New Refurbishment
- Four Bedroom House
- Three Receptions
- Four Bathrooms
- Two Guest WCs
- Kitchen And Utility Room

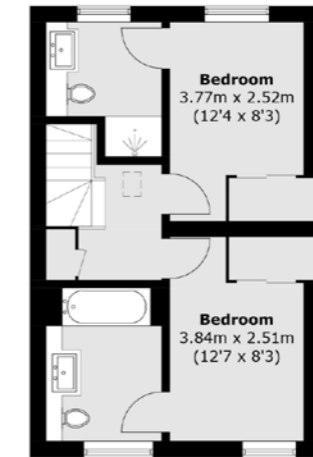




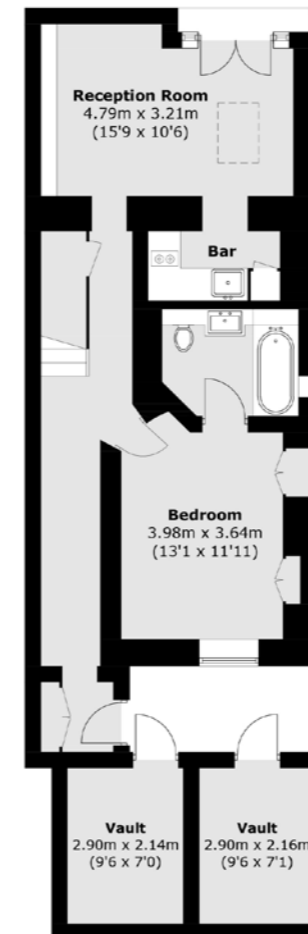




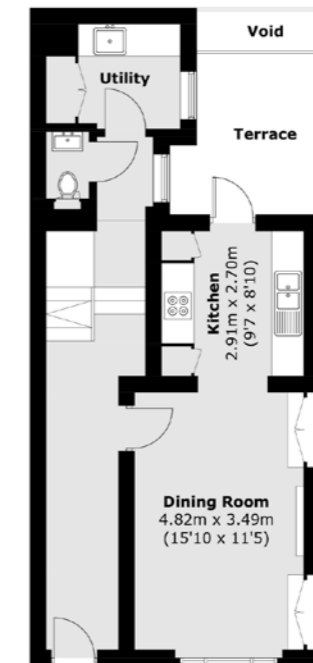
**Second Floor**



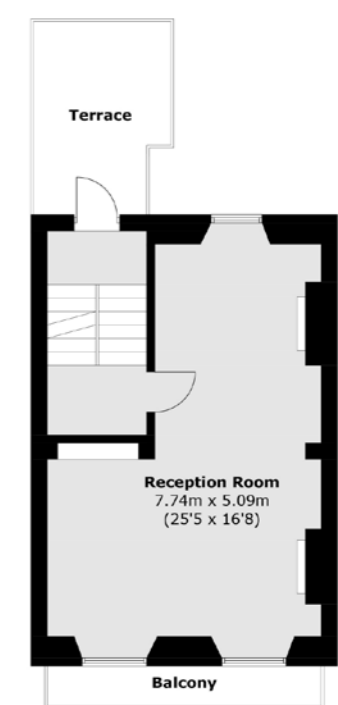
**Third Floor**



**Lower Ground Floor**



**Ground Floor**

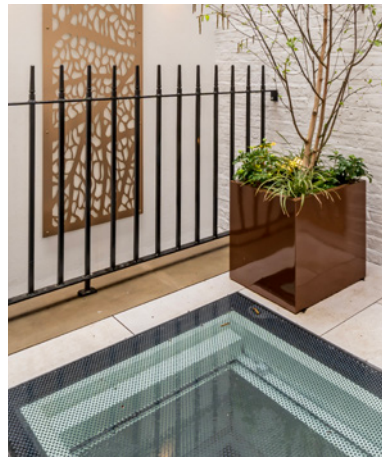


**First Floor**

TOTAL APPROX. FLOOR AREA 2,445.5 FT (227.2 SQ. M) (EXCLUDING VOIDS)  
 VAULTS APPROX. 13.6 FT (13.6 SQ. M)  
 TERRACE/BALCONY APPROX. 222.8 FT (20.7 SQ. M)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.





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