



**Bryanston Square, W1H**  
**£3,250,000**

**Dexters**



## Bryanston Square, W1H

A three bedroom apartment overlooking Bryanston Square. Arranged over two floors with a grand private entrance from the Square, under building parking space and building concierge.

Double front doors open to a large entrance hall with a study leading off. The dining room and reception room and both overlook the square. Modern fitted kitchen. The main bedroom is located on the lower floor and has a walk in dressing room and en suite bathroom. There are two additional double bedrooms, a further bathroom and a utility room.

An external door leads to a communal hallway and the under building parking garage. The lease grants exclusive rights to use car parking space numbered 20.

The square has a gated garden maintained by the Bryanston Square Trust for the exclusive enjoyment of the private residents. The Garden is not accessible to the general public.

### Features

- Private Entrance
- Under Building Parking
- Building Concierge
- Garden Square Location
- Three Bedrooms
- Lease 999 years from 1999













# Bryanston Square, London, W1H



**Lower Ground Floor**

**Ground Floor**

Total area (approx.): 158.3 sq. m (1,703.9 sq. ft)  
(Including Voids)