

Bryanston Square, W1H £3,250,000





# 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





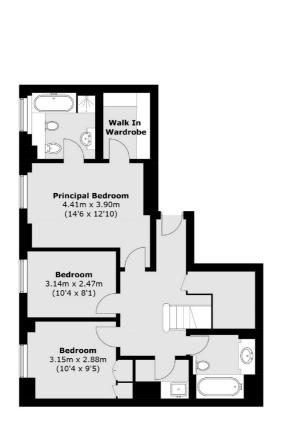


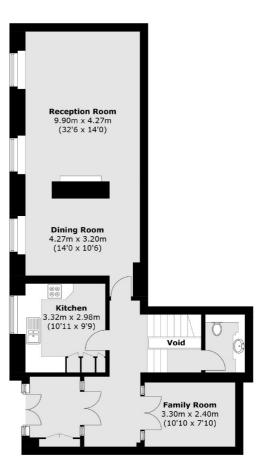






## Bryanston Square, London, W1H





### **Lower Ground Floor**

### **Ground Floor**

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



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