

Bryanston Square, Marylebone **WIH**



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A beautiful top floor apartment in one of Marylebone's most desirable garden squares. This newly refurbished home offers an excellent layout, with unusually high ceilings opened to the rafters. It comprises a south-facing, open plan kitchen/reception room with built in library and bar storage, a spacious principal bedroom with built in wardrobes and an en suite shower room, a second bedroom and an additional bathroom. Further benefits include lift access, wood and tiled flooring and underfloor heating. Residents benefit from access to the landscaped Bryanston Square Garden for a small annual fee. Bryanston Square is a beautiful garden square surrounded by terraced houses and ideally located for the world-class shopping and dining of Marylebone.



Guide price: £2,250,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £6,554 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: F

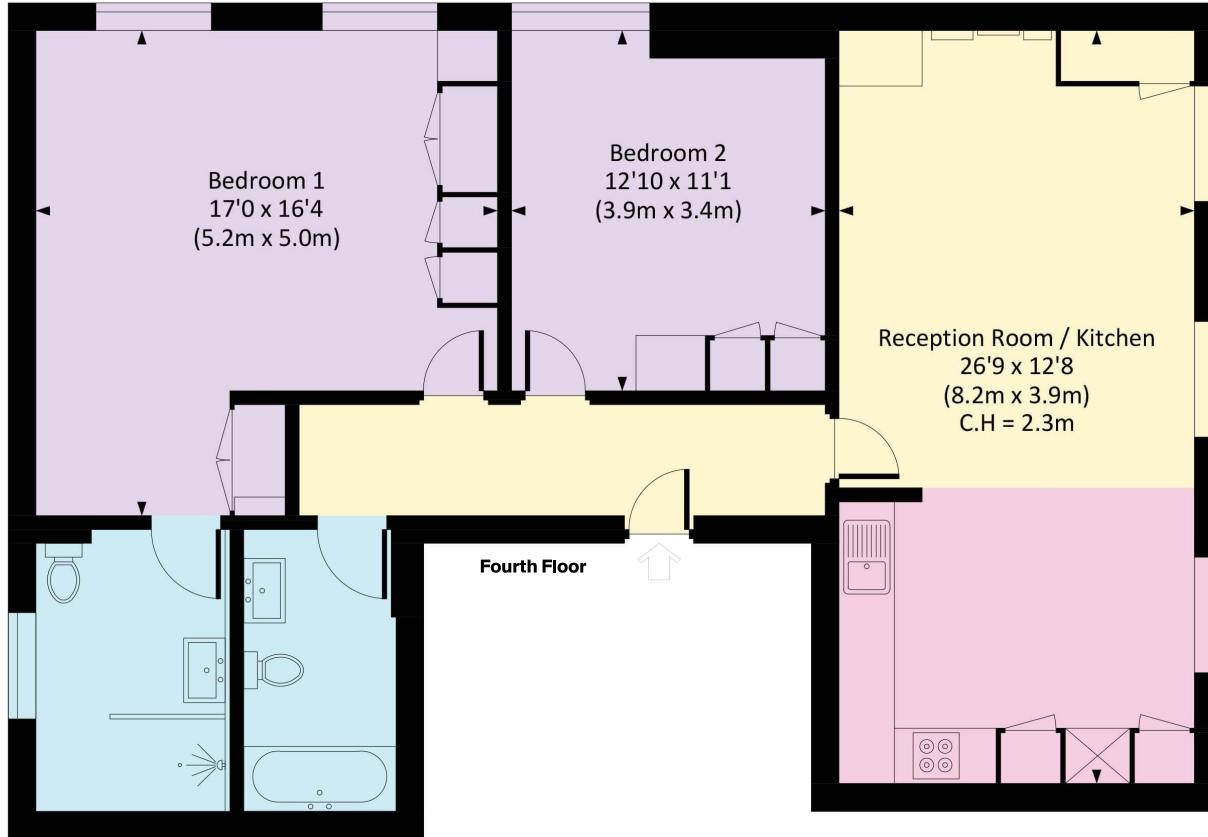




Bryanston Square, W1H

Approximate Gross Internal Floor Area
89.6 sq m / 964 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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