

Dorset Street, Marylebone **WIU**

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A beautifully presented apartment with outside space on the second floor of a sought-after period building in Marylebone. The large entrance hall leads into the south-facing reception room and modern, open plan kitchen with access to the balcony. The property comprises a principal bedroom with en suite bathroom, two additional bedrooms and a second family bathroom with a shower and bathtub. The property further benefits from wood and tiled flooring, and large bay windows in the reception room/kitchen. Bryanston House is located on Dorset Street, moments away from the boutique shops and restaurants of Marylebone Village. Excellent transport links from Baker Street and Marylebone Stations make it easy to get around London.



**Guide price:** £2,750,000

**Tenure:** Share of freehold plus leasehold, approximately 965 years remaining

**Service charge:** £4,957.90 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** G



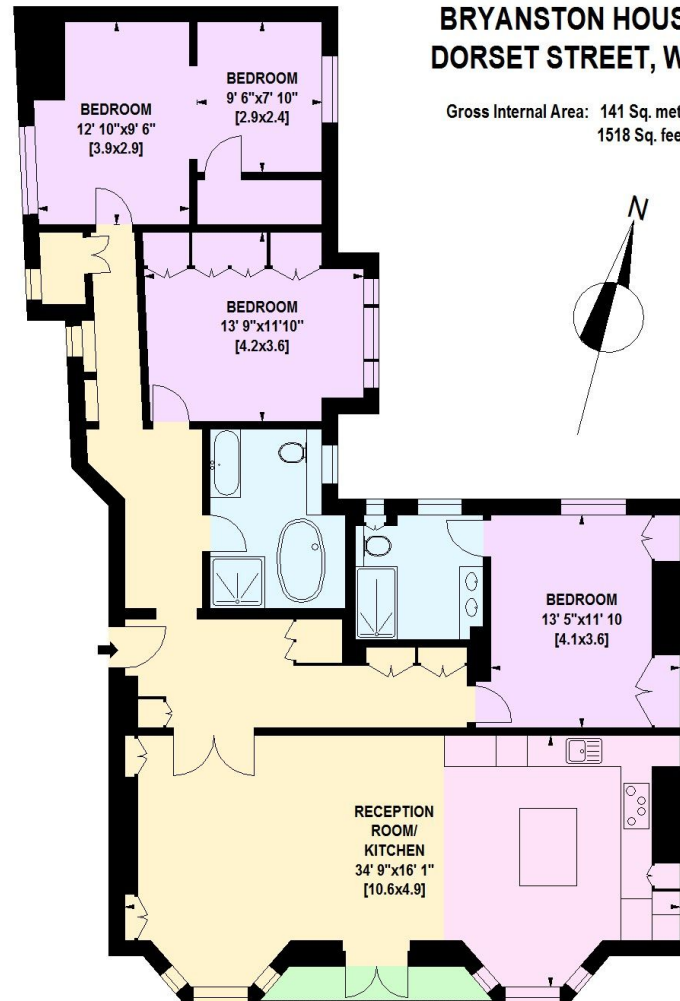






# BRYANSTON HOUSE, DORSET STREET, W1U

Gross Internal Area: 141 Sq. metres  
1518 Sq. feet



**SECOND FLOOR**

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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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Particulars dated January 2025. Photographs and videos dated March 2012.

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