



## BRYANSTON SQUARE




Marylebone, W1H





# ELEGANT LIVING WITHIN A PERIOD LONDON BUILDING

Spanning 1,395 sq ft, this two bedroom, two bathroom flat features a spacious reception room with striking 4.17m ceilings.

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Local Authority: City of Westminster  
Council Tax band: F  
Tenure: Leasehold, approximately 158 years remaining  
Ground rent: We have been unable to confirm. Please make your own enquiries.  
Service charge: £5,723 per annum, reviewed every year, next review due 2025  
Guide price: £3,650,000



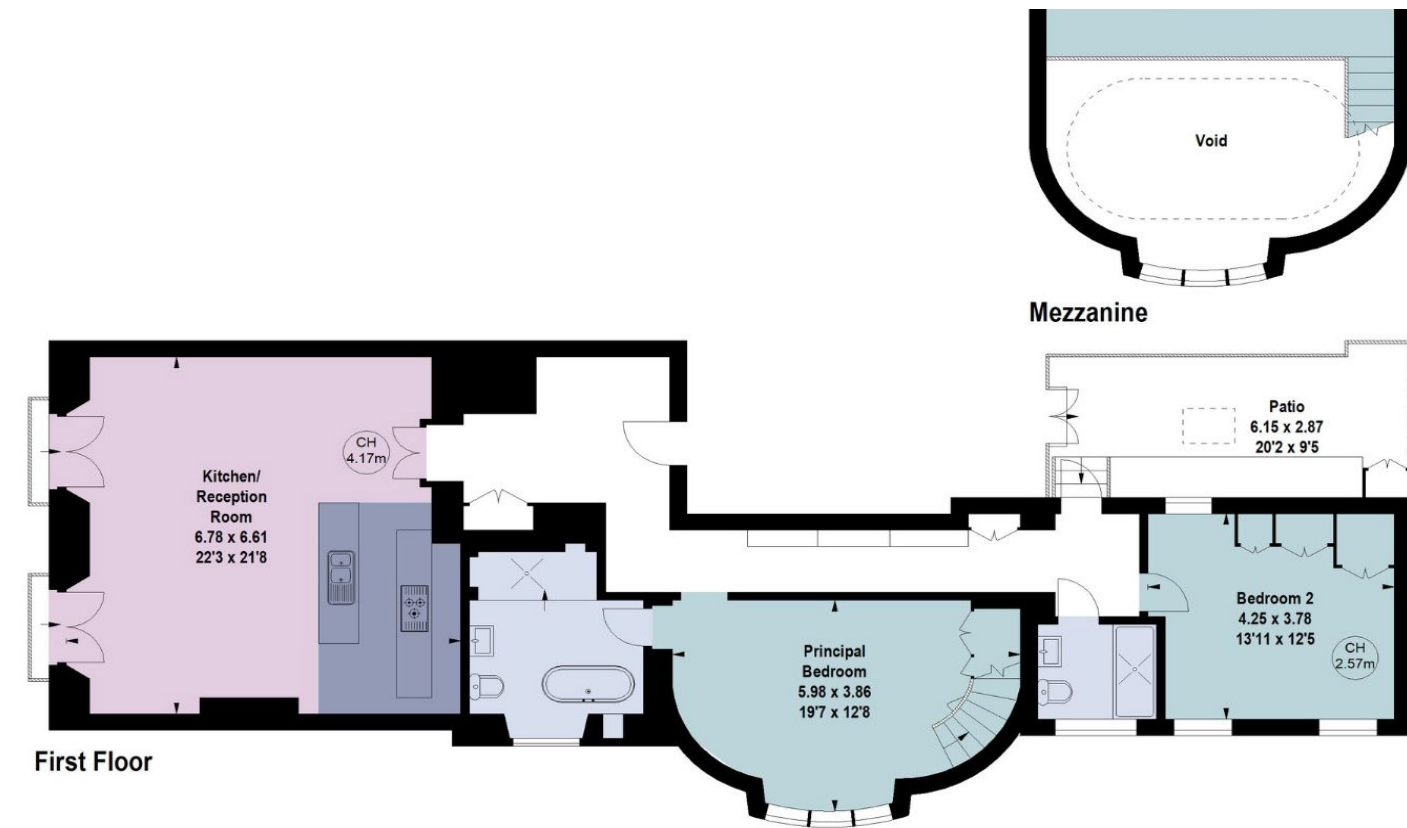


## SOPHISTICATED DETAILS

Large windows flood the space with natural light, highlighting high-quality parquet flooring and sophisticated fixtures. The kitchen blends modern design with classic elements, providing a functional and stylish area for cooking and dining. The principal bedroom includes a mezzanine, creating a unique and generous retreat. Step on to the patio, offering an ideal spot for relaxation. This flat seamlessly combines timeless charm with contemporary comforts, making it perfect for those seeking a stylish and comfortable London residence.

Bryanston Square is ideally located for the lively shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Hyde Park. Transport links from Marble Arch, Edgware Road and Marylebone stations make it easy to get around London.





(Including Basement / Loft Room)  
Approximate Gross Internal Area = 129.6 sq m / 1,395 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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