







## BRYANSTON SQUARE

Marylebone WH



# GEORGIAN APARTMENT IN THE HEART OF MARYLEBONE

Experience elegant city living in this spacious five-storey flat in Bryanston Square.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 171 years remaining

Service charge: £10,300 per annum, reviewed every year, next review due 2026

Guide Price: £5,450,000



## LUMINOUS, SPACIOUS AND ARTFULLY DESIGNED SPACES

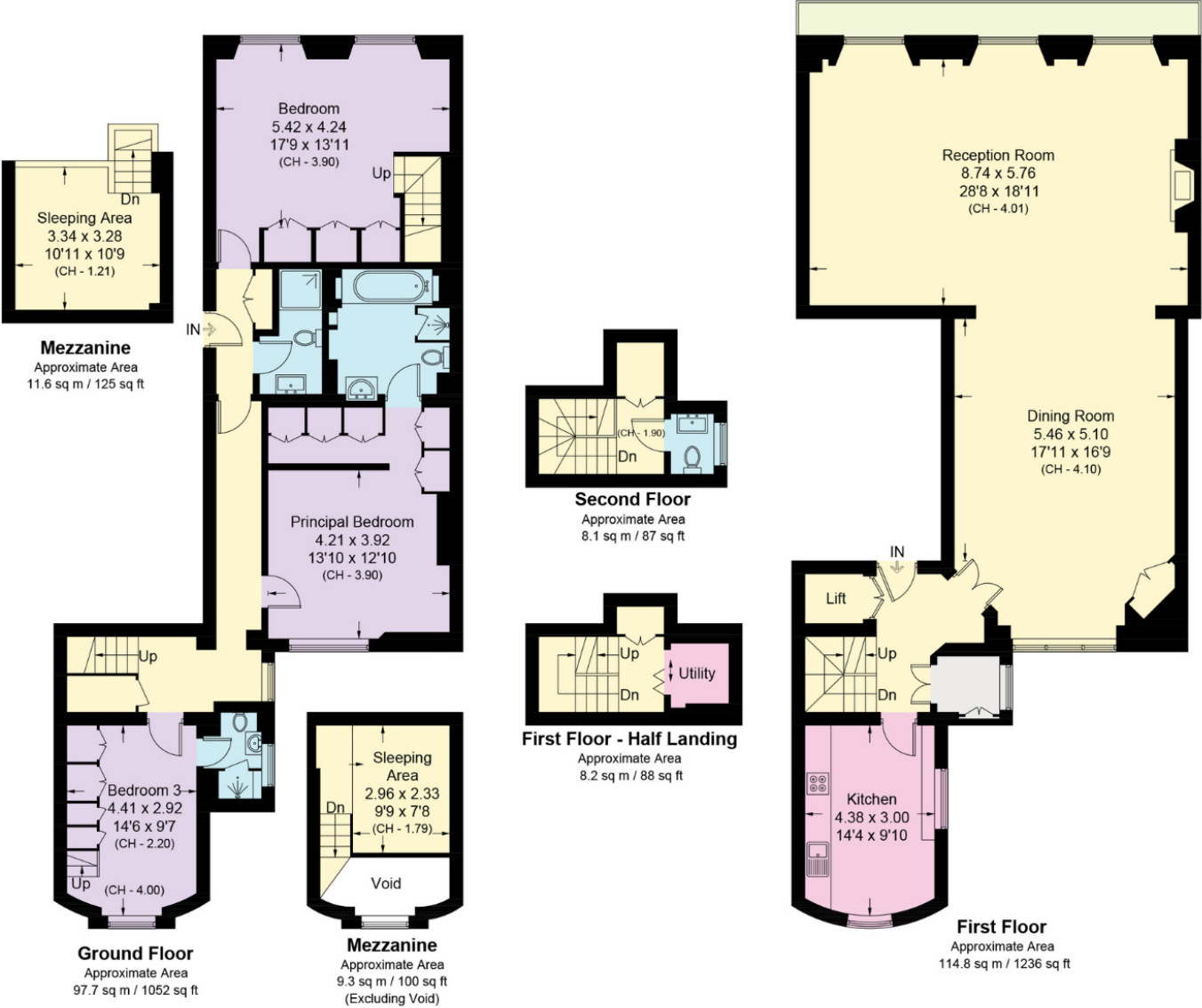
Spanning five storeys, the home comprises three bedrooms, three bathrooms, and two reception rooms, offering a generous floor area. Floor-to-ceiling windows illuminate the space, accentuating rich wooden floors and a spiral staircase. The dining area showcases sleek lines and artistic wall features, while the living room is positioned around a spectacular fireplace. Outdoors, there is a communal garden framed by vibrant trees and historic architecture, providing a peaceful urban environment. Practical amenities include ample storage and modern fixtures throughout, making it ideal for those seeking a harmonious blend of city living and timeless elegance.

This Bryanston Square flat is located in the heart of London, offering a blend of historic charm and modern convenience. Residents benefit from excellent transport links, with Baker Street and Marble Arch Underground stations nearby, providing access to the rest of the city. The area is renowned for its cultural attractions, shopping, and dining options, making it a vibrant place to live. Hyde Park is approximately 0.6 mile away.





Approximate Gross Internal Area = 249.7 sq m / 2688 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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