



Bryanston Court II George Street,  
Marylebone, W1H

Asking Price £3,500,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF



## Description

An exceptionally bright and airy three double bedroom, three bathroom, fifth floor apartment offering well arranged, spacious accommodation in one of Marylebone's finest portered blocks.

Currently set out with an elegant entrance hall leading to a large double reception room, fitted kitchen/breakfast room, master bedroom with ensuite bathroom, family bathroom, with additional shower room and guest WC.

Bryanston Court is a prestigious purpose built block with 24 hour uniformed porterage, lifts, beautiful newly refurbished communal area. Located within walking distance to Hyde Park (Marble Arch), shopping amenities of Oxford Street and trendy Marylebone High Street.

Entrance Hall : Double Reception Room : 3 Bedrooms : En Suite Bathroom : Bathroom : Shower Room : Guest WC : Kitchen/Breakfast Room : 24 Hour Porter : Lift : Communal Gym :

Council Westminster City, Tax Band H

## Key Features

- 24 HOUR UNIFORMED PORTERAGE
- LIFT
- FIFTH FLOOR
- CCTV
- RESIDENTS GYM
- GOOD CEILING HEIGHT

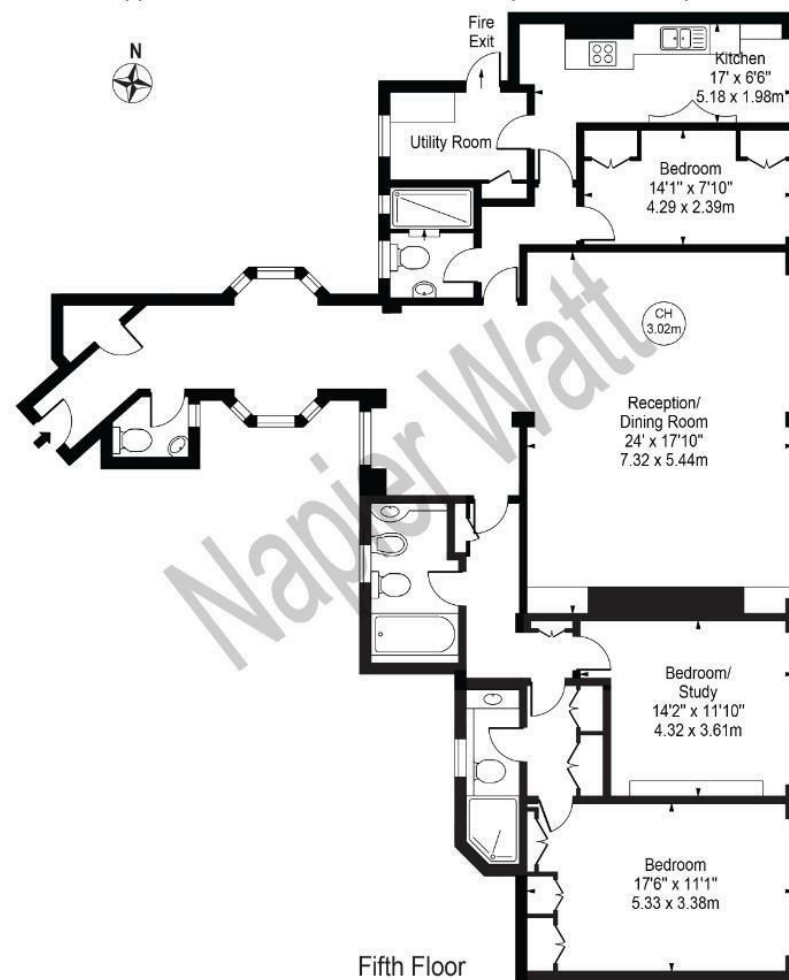
## Terms

30 March 2023 to and including 28 September 2161 ie 137 years

Service Charge: £10,274.56 per annum Reserve Fund: £4125.00 Reserve fund.

## Bryanston Court

Approx. Gross Internal Area 1671 Sq Ft - 155.24 Sq M



Fifth Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.