



Bryanston Court | George Street,  
Marylebone, W1H

Asking Price £3,500,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

One of the largest, lateral apartments in this highly desirable purpose built block with 24 hour uniformed portorage.

The apartment offers 3,046 sqft / 282 sqm of accommodation and is now in need of some updating.

Leasehold 48 years which can be extended subject to the necessary criteria and premium.

Large Entrance Hall : Reception Room : Dining Room : Large Kitchen : Guest WC : 6 Bedroom : 2 Bathrooms : Storage Areas : Some Air-Conditioning (not tested) : 24 Hour Portorage : CCTV : Council Tax H : EPC D

## Key Features

- LARGE LATERAL SPACE
- ELEGANT COMMUNAL AREAS
- CCTV
- 24 HOUR PORTORAGE
- IN NEED OF UPDATING

## Terms

Leasehold : 18 November 1983 to 26 September 2072 48 years \_ can be extended subject to the normal criteria and premium.

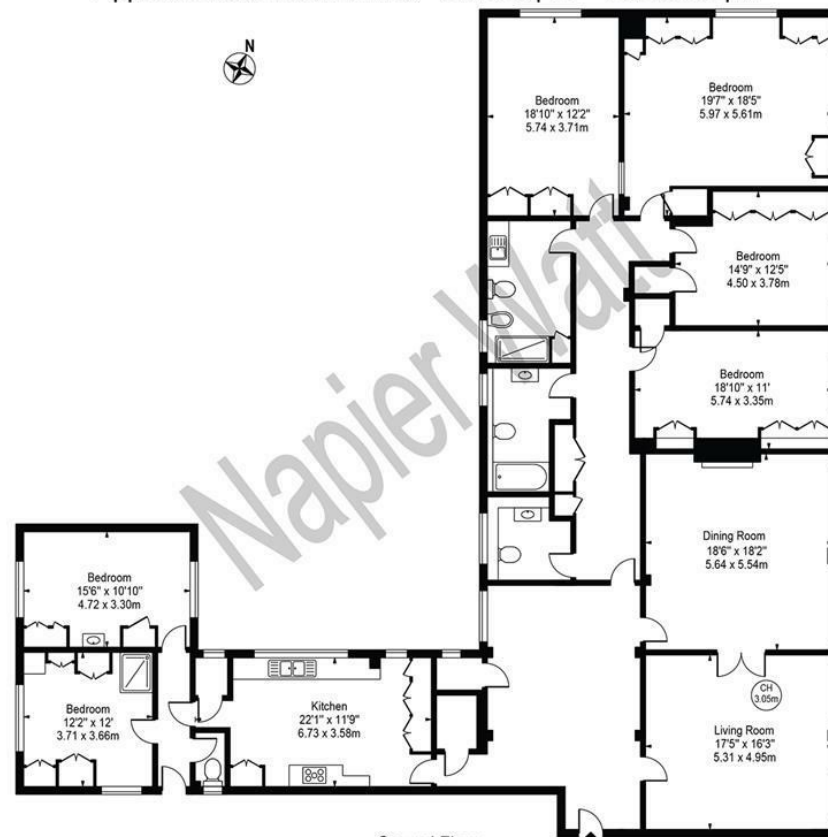
Council Tax Westminster Band H

EPC D

Annual Service Charge £14,403.68 - further charge of £2210 PA reserve fund ie £16,613.68 total PA

## Bryanston Court

Approx. Gross Internal Area 3046 Sq Ft - 282.98 Sq M



Ground 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.