



49 Bryanston Square,  
Marylebone, W1H

£3,950 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

This stunning, fully refurbished house on the sought-after Bryanston Square offers luxurious living across five floors with access to the exclusive private gardens. The ground floor comprises a modern fully fitted kitchen, open plan with a dining room, a guest cloakroom and a private patio. Upstairs on the first floor is a double reception room, balcony and a terrace. The second floor is dedicated to a fantastic master suite and a guest cloakroom. The third floor consist of two bedrooms with bay windows and en-suite bathrooms. Downstairs in the basement, there's fourth large bedroom with en-suite, utility area and a private courtyard. Residents have access to the private Bryanston Square and Portman Square gardens. The location is highly desirable, just a short walk from Marylebone High Street, Marble Arch, and Baker Street stations, offering convenient access to the West End's amenities and the beautiful Hyde Park (approximately 0.4 miles away). Additionally, the area boasts a blend of shops in Portman Village, restaurants, wine bars, hotels, and garden squares, providing a perfect mix of leisure opportunities for residents in the heart of London's West End.

4 Bedrooms : 4 Bathrooms : 2 Guest WCs : Garden : Balcony : Terrace : Westminster Council Tax Band H : EPC Rating D

## Key Features

- RENOVATED TOWNHOUSE
- PRIVATE GARDEN AND TERRACE
- WOODEN FLOORING
- 2 GUEST CLOAKROOMS
- ACCESS TO COMMUNAL GARDEN SQUARE
- HIGH CEILINGS
- 4 BEDROOMS, 4 BATHROOMS

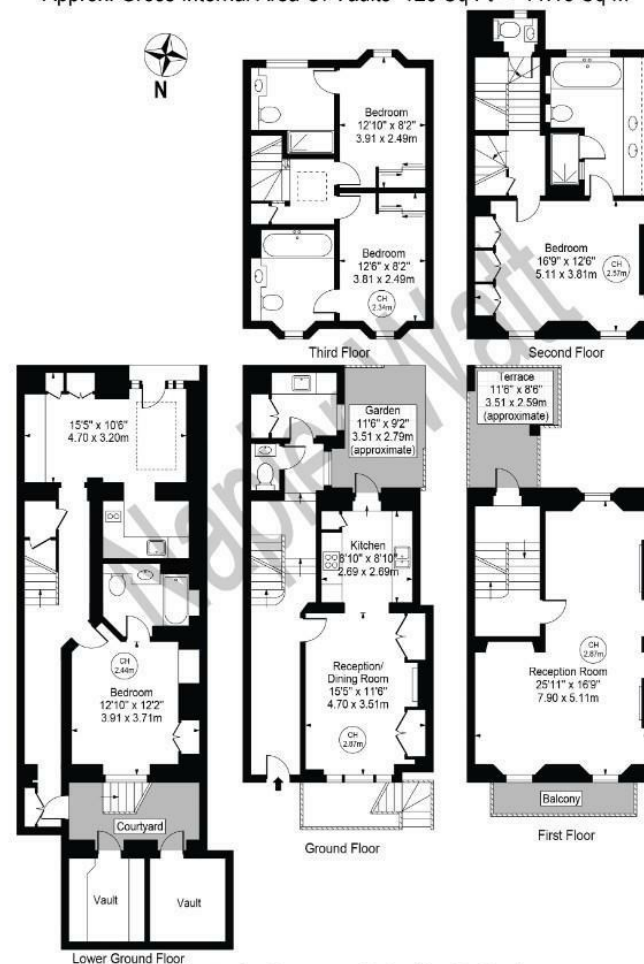
## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## Bryanston Square

Approx. Gross Internal Area 2399 Sq Ft - 222.87 Sq M  
(Excluding Vaults)

Approx. Gross Internal Area Of Vaults 120 Sq Ft - 11.15 Sq M



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.