



Bryanston Court | George Street,  
Marylebone, W1H

O.I.R.O £4,950,000, Leasehold - Share of Freehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A truly magnificent and exceptionally spacious (2,609 sq ft/ 242 sq m) second floor apartment set within one of Marylebone's best portered blocks.

This stunning apartment has been stylishly interior designed to accentuate light and space. Located just off Bryanston Square the property is superbly positioned for access to Marylebone Village, Marble arch and Edgware Road.

Large Entrance Dining Hall : Double Reception Room : Fitted Kitchen : Guest WC : Master Bedroom With Ensuite : Three Further Double Bedroom : Family Bathroom : Bedroom 5 / Maids Room : Share Of Freehold : Porter : Lift : Air Conditioning

## Key Features

- 24 HOUR PORTERAGE
- SECOND FLOOR
- SHARE OF FREEHOLD
- NEWLY REDECORATED
- AIR CONDITIONING
- LARGE LATTERAL APARTMENT
- LIFTS

## Terms

Share Of Freehold and Leasehold 980 years  
 Service Charge £7,630 per half year including service charge  
 Council Tax H  
 EPC D

**George Street**  
 Approximate Area = 242.4 sq m / 2609 sq ft  
 Including Limited Use Area (3.6 sq m / 39 sq ft)



Illustration for identification purposes only, not for valuation purposes.  
 measurements are approximate, not to scale.

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.