



Bryanston Court | George Street,  
Marylebone, W1H

Asking Price £2,635,000, Leasehold - Share of Freehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

NAPIER WATT are delighted to offer for sale, this exceptionally spacious [ 2,070 sqft / 192 sqm ] apartment, currently laid out with a large elegant double reception room and three bedrooms, all ensuite.

Originally built as a 4 bedroom apartment, it is now laid out as a 3 bedroom and 3 bathrooms but is now in need of complete refurbishment and provides a great opportunity to buy into one of Marylebone's most desirable buildings.

Bryanston Court I is one on Marylebone most sought after purpose built blocks, with excellent security provided by uniformed 24 hour portage and cctv. Internally the communal areas are well maintained with both passenger and separate tradesmen lifts. The building is located at the western end of George Street, close to the prestigious Bryanston Square and within a short walk of Marble Arch, Hyde Park and Oxford Street.

Large Entrance Hall : Double Reception Room : Kitchen / Breakfast Room : Master Bedroom With Ensuite Bathroom Including Jacuzzi and Dressing Area : Two Further Ensuite Bathroom : Guest WC :  
Share of Freehold : 24 Hour Porter: Passenger & Goods Lift:

## Key Features

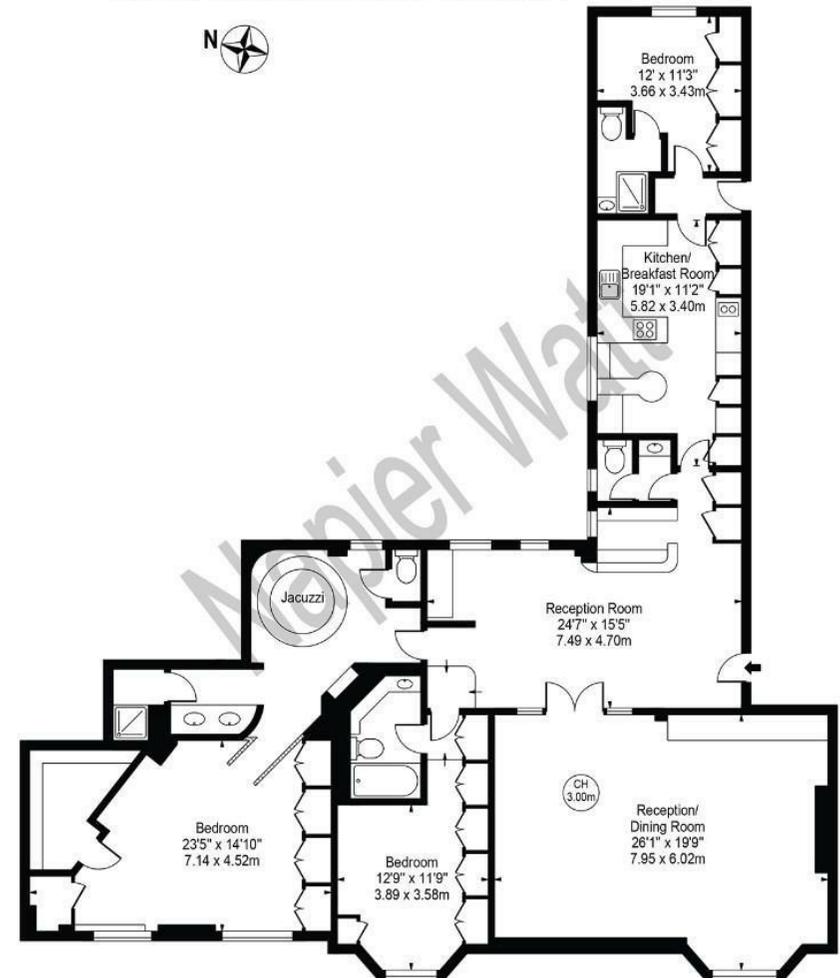
- PRESTIGIOUS BUILDING
- 4TH FLOOR WITH LIFT
- IN NEED OF UPDATING
- 24 HOUR UNIFORMED PORTER
- HUGE POTENTIAL
- SHARE OF FREEHOLD

## Terms

Share Of Freehold and Leasehold: 999 years from 29 September 2005 ie 980 years  
Service Charge: £5973.38 Per Half Annum. Reserve Fund: £2125 Per Half Annum.  
Council Tax Band H Westminster  
EPC C

## Bryanston Court

Approx. Gross Internal Area 2070 Sq Ft - 192.31 Sq M



Fourth 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.