



Bryanston Court II, George Street,  
Marylebone, W1H

£1,450 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Three-bedroom, lateral apartment in a classic style, set in this highly sought-after block in the heart of Marylebone. This second floor property (with lift) boasts a modernised kitchen and bathroom as well as wooden flooring in the living room and hallways. Comprising a double living room with ample space for dining area, master bedroom with built-in wardrobes and en-suite, two further bedrooms, separate shower room and guest cloakroom. Marylebone is one of London's most fashionable areas, famous for boutique shops, green spaces and excellent transport links.

Available, furnished.

3 Bedrooms : 2 Bathrooms : W.C. : Lifts : 24-Hour Concierge : Westminster Council Tax Band H : EPC Rating D

## Key Features

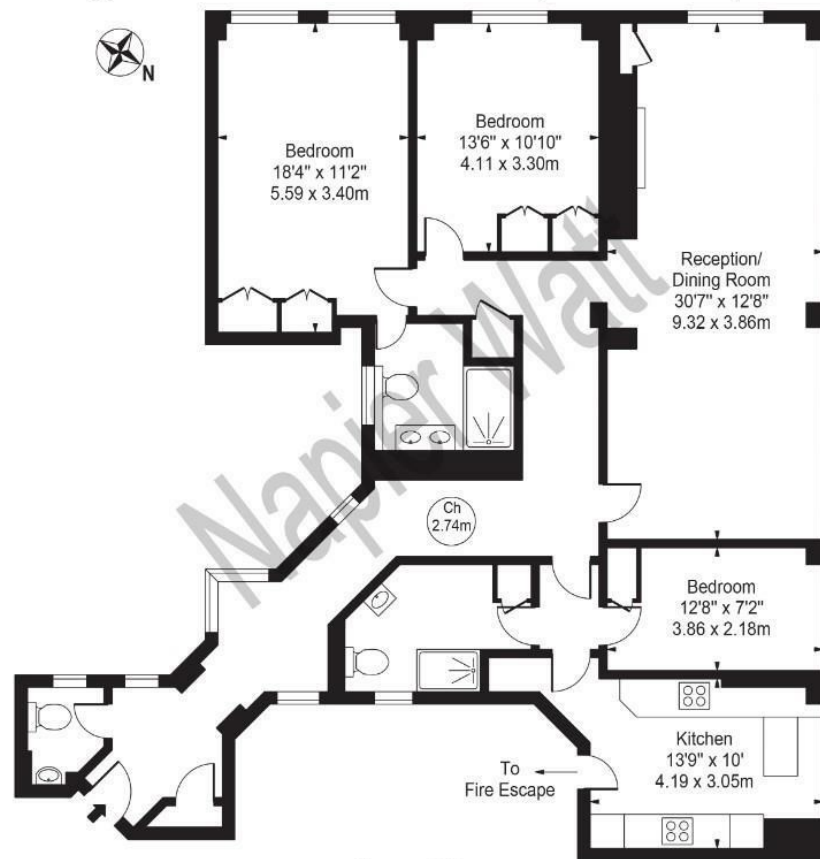
- THREE BEDROOMS
- 24-HOUR CONCIERGE
- LIFTS
- WOODEN FLOORING
- GENEROUS PROPORTIONS

## Terms

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

## Bryanston Court

Approx. Gross Internal Area 1513 Sq Ft - 140.56 Sq M



### Second 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.