



61, Great Cumberland Place,  
Marylebone, W1H

£1,600 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF













## Description

Fantastic four-bedroom family home by Bryanston Square. This ground and lower ground floor duplex comprises a spacious living room, separate study or dining room, modern fitted kitchen with dining area that leads up to a roof terrace, four double bedrooms, two en-suite bathrooms, a family bathroom, guest cloakroom and two patios. The partly furnished apartment has generous ceiling height, period features, and is a short walk from Wetherby Prep School. For a small fee, residents can enjoy access to Bryanston Square communal gardens. Moments from Marble Arch and all the amenities of Marylebone High Street. Available, part furnished.

4 Bedrooms : 3 Bathrooms : W.C. : Study : Two Patios : Roof Terrace : EPC Rating D : Westminster Council Tax Band H

## Key Features

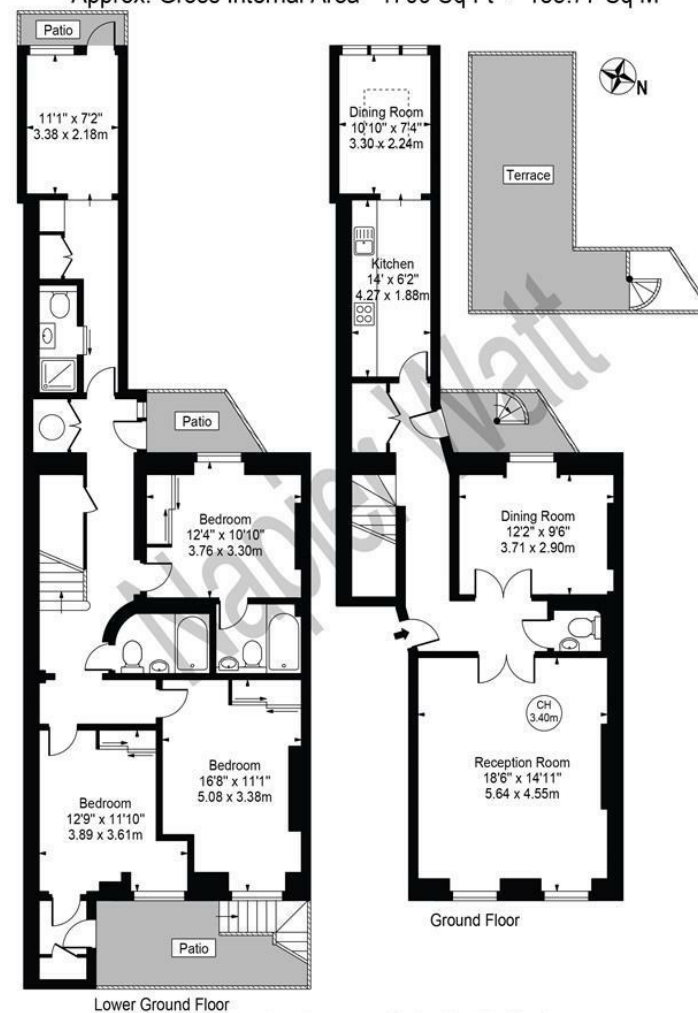
- FOUR DOUBLE BEDROOMS
- ROOF TERRACE
- PART FURNISHED
- HIGH CEILINGS
- TWO PATIOS
- ACCESS TO BRYANSTON SQUARE
- GROUND AND LOWER GROUND

## Terms

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

## Great Cumberland Place

Approx. Gross Internal Area 1709 Sq Ft - 158.77 Sq M



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.