



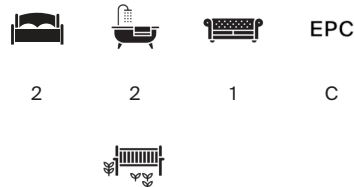
BRYANSTON SQUARE

Marylebone WIH



APARTMENT IN PRESTIGIOUS GEORGIAN BUILDING

Located in the heart of Marylebone, this elegant flat offers a harmonious blend of historic charm and modern sophistication.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold: Approximately 69 years remaining .

*A new 999 years lease with a share of freehold will be granted upon completion

Service charge: Approximately £5,938.21 per annum, plus £12,000 of reserve fund, reviewed every year, next review due 2026.

Guide Price: £1,250,000



BRIGHT AND LUMINOUS INTERIORS

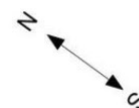
The majestic brick building stands as a testament to timeless elegance. The flat comprises two bedrooms, two bathrooms, and a reception room spread over 1,148 sq ft. The apartment further benefits from neutral décor, good ceiling height, wood floors and underfloor heating. The sleek kitchen features pristine white cabinetry and marble accents, while the luxurious bathroom provides a marble-clad environment. Residents enjoy access to a communal garden in Bryanston Square, enhancing the property's appeal. With its open layout and graceful design, this home provides a perfect canvas for sophisticated living.

Located in the heart of Marylebone, Bryanston Square provides residents with a prestigious location in one of London's highly sought-after neighbourhoods. This area offers access to high-end shopping, dining, and cultural experiences. Marylebone Station is positioned nearby, ensuring excellent transport links throughout the city. Residents can appreciate the peaceful ambience of Bryanston Square's landscaped gardens.









Entrance To Lower Ground Floor
48 ft²

Lower Ground Floor
1100 ft²

Approximate Gross Internal Area = 106.63 sq m / 1148 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sam Thornton

+44 20 7751 2403

Samuel.Thornton@knightfrank.com

Knight Frank Marylebone

Unit 49, 55 Baker

W1U 8EW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.