



35, Bryanston Square,  
Marylebone, W1H

Asking Price £1,999,999, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

In need of some updating this spacious two bedroom, two bathroom, garden apartment (1387 sq ft/128 sq m) is located in this elegant portered building with residents' porter/caretaker overlooking this beautiful peaceful garden square in the heart of Marylebone.

The accommodation includes two spacious interconnecting reception rooms - both directly opening onto a small communal garden (which is accessed by only three other apartments) a fitted kitchen/breakfast room, principal bedroom with ensuite bathroom, second double bedroom with ensuite shower room and a guest cloakroom.

The apartment is located on the ground floor of this purpose-built block and residents benefit from access to the very extensive private communal square gardens of Bryanston Square for a small annual fee. Bryanston Square is located off George Street and within a short walking distance of Baker Street, Oxford Street and Marylebone High Street with it sophisticated range of boutique designer shops, cafes and restaurants. Situated between Hyde Park and Regent's Park, there is an abundance of beautiful open spaces close by.

## Key Features

- DIRECT ACCESS TO COMMUNAL SQUARE
- WELL MANAGED BUILDING
- RESIDENT PORTER
- LOCATED OPPOSITE GARDEN SQUARE
- SHARE OF FREEHOLD

## Terms

Leasehold and share of freehold

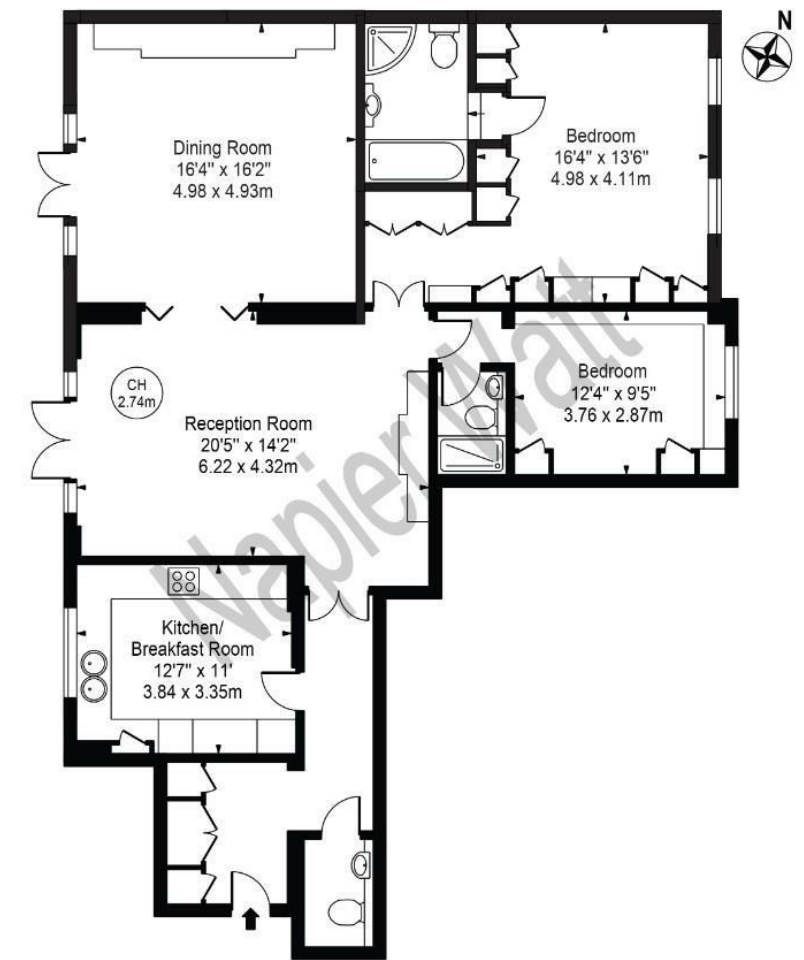
Council Tax Band G

EPC D

Service Charge : £7,564 per annum including reserve fund payable quarterly

## Bryanston Square

Approx. Gross Internal Area 1387 Sq Ft - 128.85 Sq M



### Raised Ground 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.