



BRYANSTON SQUARE

Marylebone WIH



EXQUISITE LATERAL APARTMENT OVERLOOKING ONE OF MARYLEBONE'S MOST DESIRABLE GARDEN SQUARES

This outstanding home offers the highest quality finishes and an abundance of entertaining space and accommodation across 4,106 sq ft.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 979 years remaining

Ground rent: Peppercorn

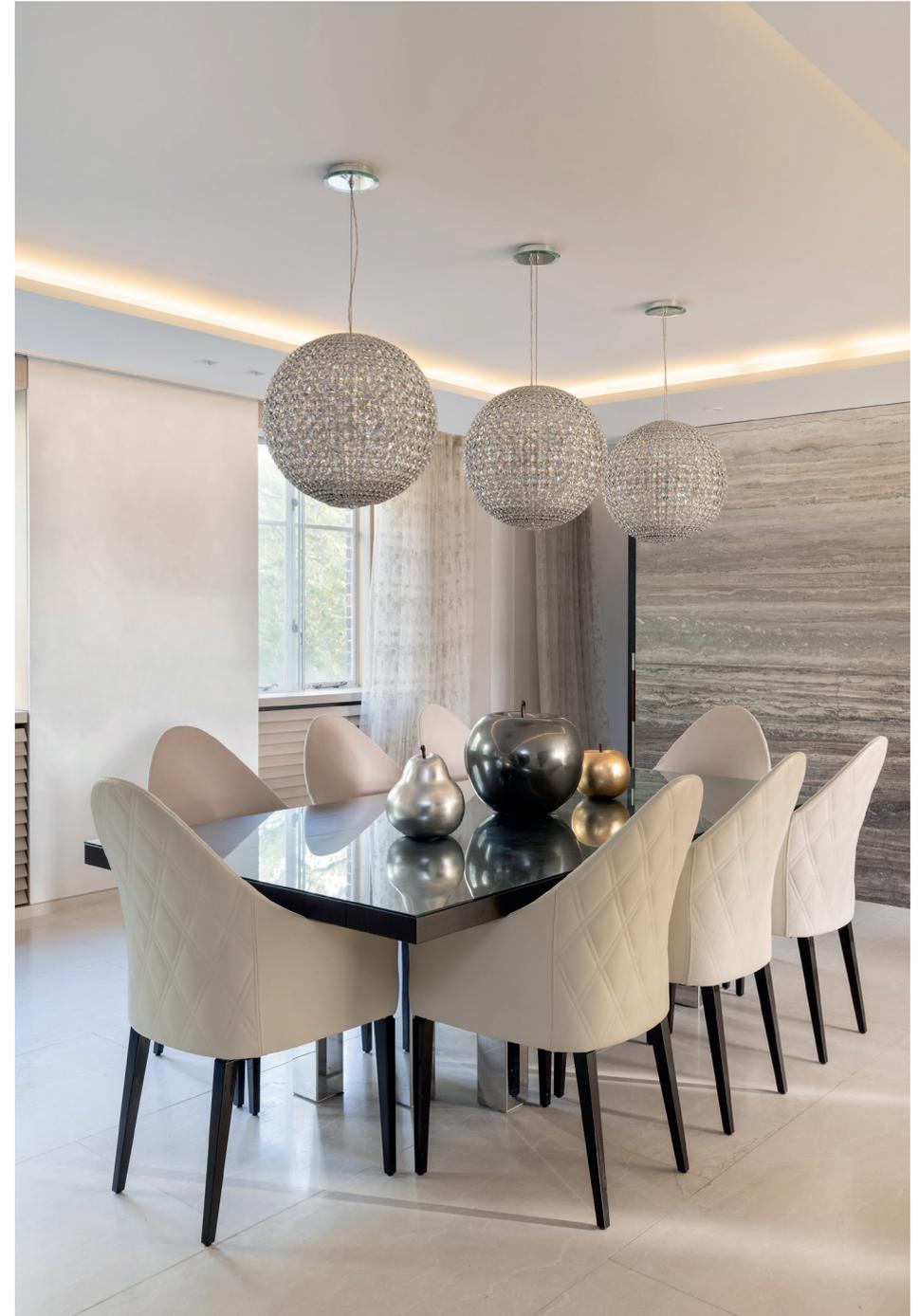
Service charge: £26,904.64 per annum, (including reserve fund, heating and hot water), reviewed annually next review due 2026

Guide Price: £7,500,000



BRIGHT AND SPACIOUS INTERIORS

It showcases a six windows wide reception and dining room offering views over Bryanston Square, a modern kitchen and a utility room. The principal bedroom is complete with a dressing room and an en suite bathroom featuring a bathtub and a walk-in shower. There are five additional bedrooms with en suite bathrooms and a guest WC. Residents of the building can access Bryanston Square Gardens for a small annual fee. Under a separate lease, there is a secure private underground parking space. We have been unable to confirm the service charge review period. You or your advisors should make your own enquiries.





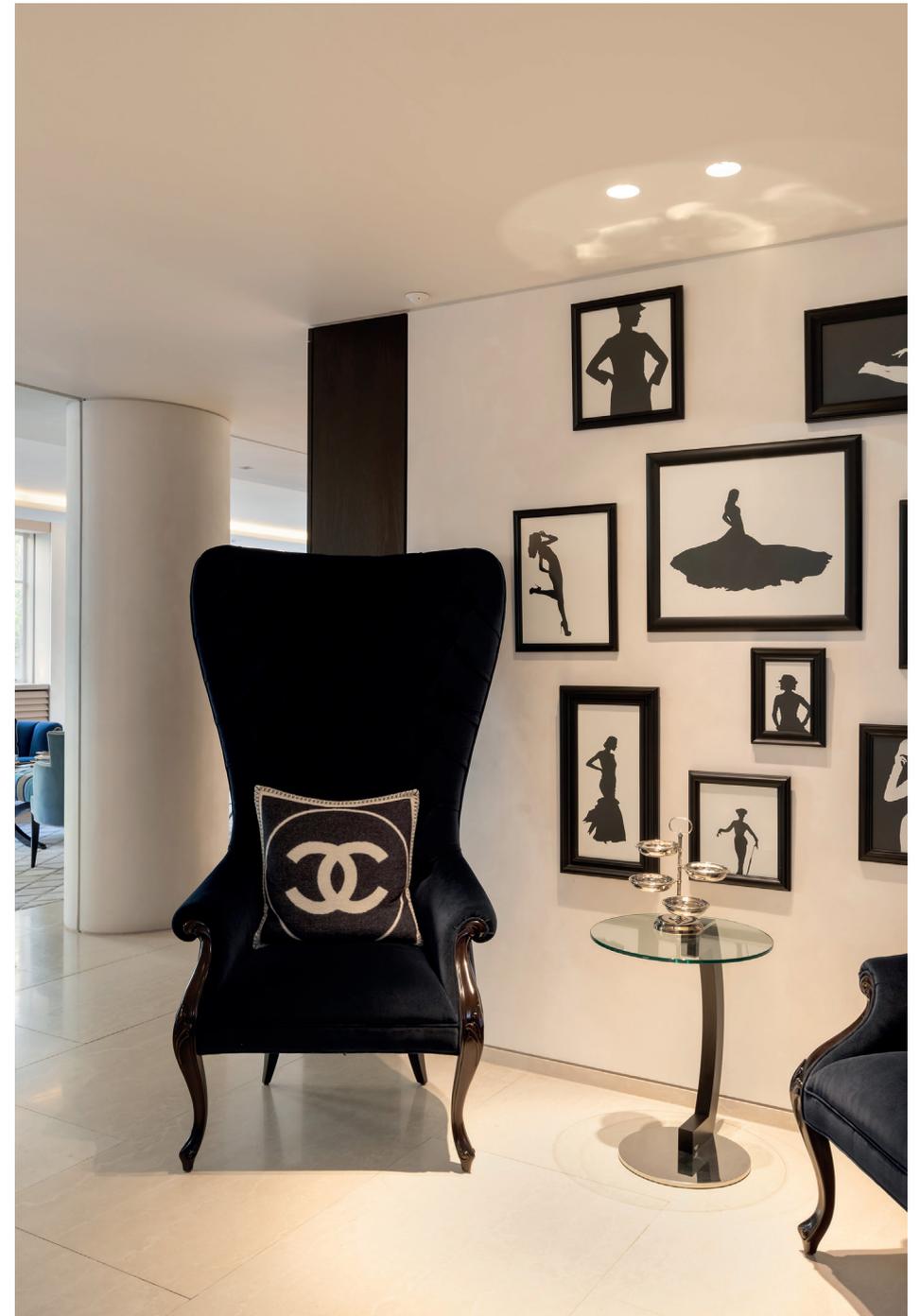


WALK-IN DRESSING ROOM

Bryanston Square is ideally located for the lively shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Hyde Park. Transport links from Marble Arch, Edgware Road and Marylebone stations make it easy to get around London.

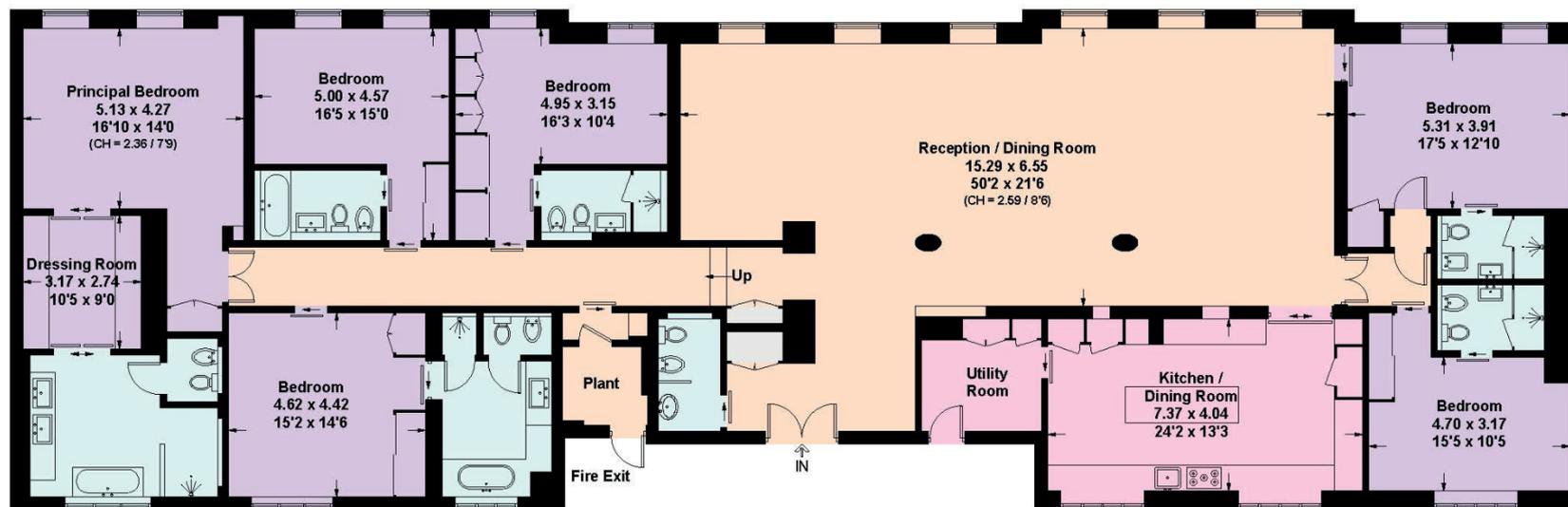


INVITING ATMOSHPERE









Fifth Floor

Approximate Gross Internal Area = 381.5 sq m / 4106 sq ft
Including Limited Use Area (6.3 sq m / 68 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.

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