



**A NEWLY REFURBISHED TWO BEDROOM APARTMENT LOCATED ON ONE OF  
MARYLEBONE'S PRETTIEST GARDEN SQUARES**

BRYANSTON SQUARE, LONDON, W1H

Guide Price £2,150,000 – Leasehold approximately 993 years remaining





# A NEWLY REFURBISHED TWO BEDROOM APARTMENT LOCATED ON ONE OF MARYLEBONE'S PRETTIEST GARDEN SQUARES

BRYANSTON SQUARE, LONDON, W1H

**Guide Price £2,150,000 – Leasehold approximately 993 years remaining**

Reception room • Kitchen • Bedroom with en suite shower room • Further Bedroom • Further shower room • Lift • Service charge approximately £4,200 pa • EPC Rating = B

## Location

Bryanston Square is considered to be one of central London's finest garden squares. The flat is superbly located for the world class amenities of Marylebone and the West End, together with the greenery of both Hyde Park and Regent's Park.

The transport links are excellent from nearby Marble Arch (approximately 0.4 miles), Edgware Road (approximately 0.4 miles), Baker Street (approximately 0.5 miles) and Bond Street (approximately 0.8 miles) underground stations, Marylebone (approximately 0.4 miles) and Paddington (approximately 0.8 miles) train stations, and access to the West and Heathrow via the A40.

## Description

This beautifully presented south facing apartment offers well-proportioned accommodation and a wealth of natural light. The apartment comprises a double reception room, kitchen with dining area, master bedroom with en suite shower room, further bedroom and further shower room. Situated on the third floor of this period building the apartment further benefits from a lift and pretty garden square setting.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.





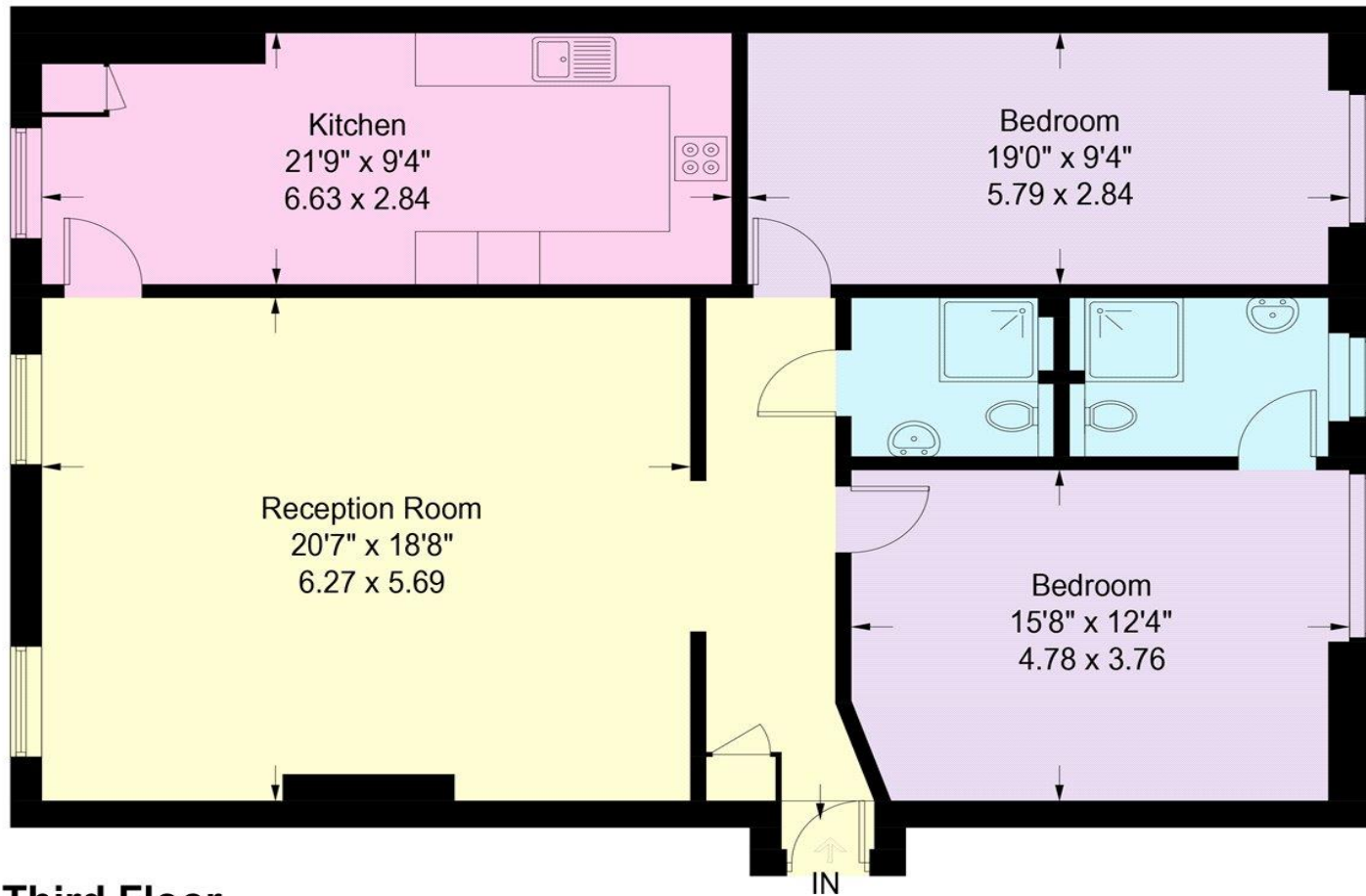
## Viewing

Strictly by appointment with Savills.



# Bryanston Square, W1H

Approximate Gross Internal Area = 1167 sq ft / 108.4 sq m



## Third Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID554600)

**Marylebone & Fitzrovia**  
Claire Reynolds  
creynolds@savills.com  
**+44 (0) 20 3527 0400**

**savills.co.uk**

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190617EALU

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
	84	86
EU Directive 2002/91/EC		