



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

BRYANSTON SQUARE, LONDON, W1H

Guide Price £1,995,000 – Leasehold approximately 993 years remaining





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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.





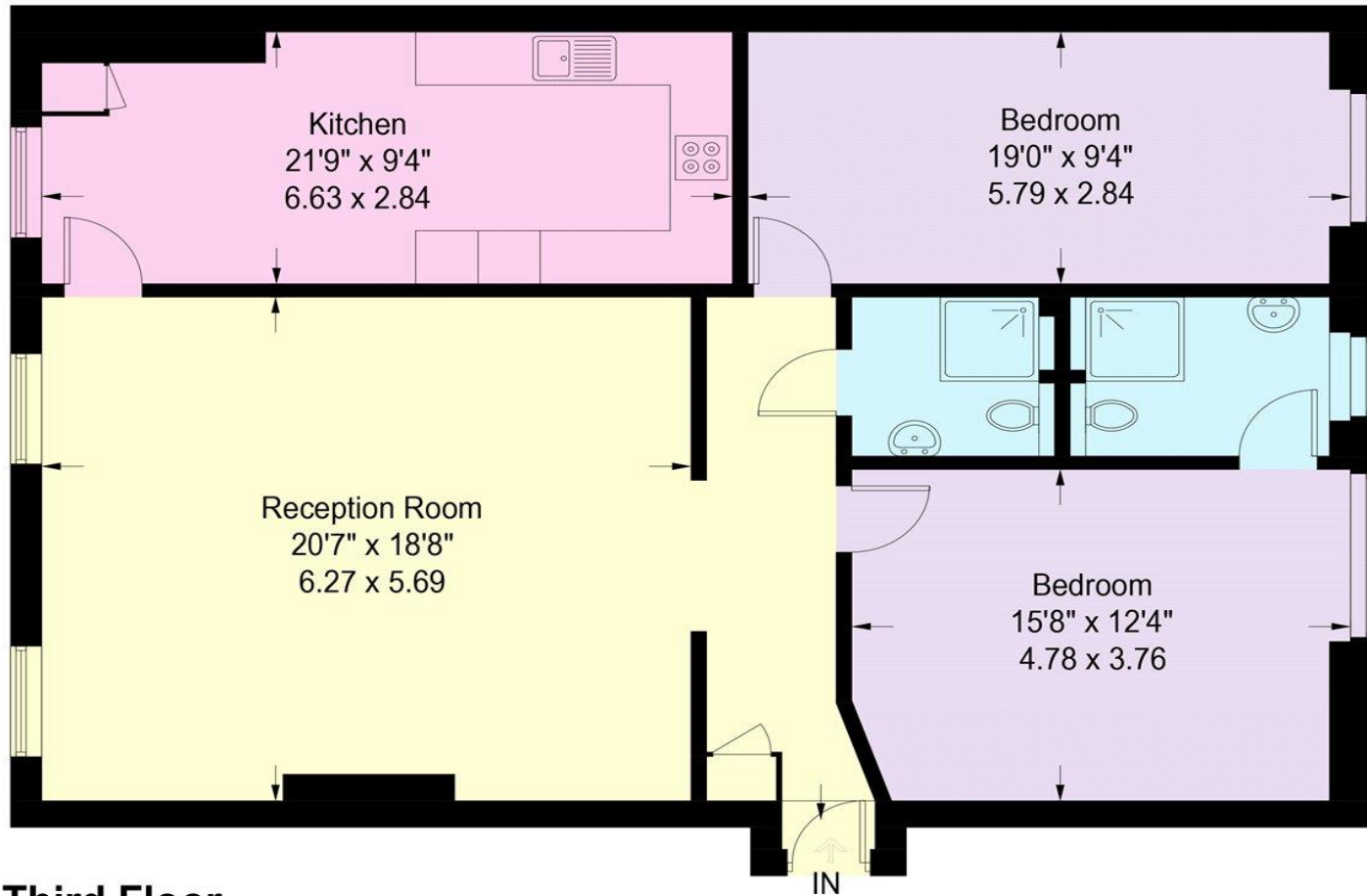
## Viewing

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)

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Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
A (81-91)		
B (69-80)		
C (55-68)		
D (40-54)		
E (29-39)		
F (23-28)		
G (1-22)		
Not energy efficient - higher running costs		
	84	86
EU Directive 2002/91/EC England, Scotland & Wales		