



**A STUNNING SIX BEDROOM APARTMENT LOCATED IN ONE OF MARYLEBONE'S MOST POPULAR RED BRICK MANSION BLOCKS BENEFITING FROM A LIFT AND 24 HOUR PORTERAGE.**

**BRYANSTON COURT, GEORGE STREET, LONDON, W1H**

**Guide Price £4,950,000 – Leasehold approximately 985 years remaining**



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Reception/dining room • Tv room • Master suite with dressing room • Five further bedrooms (one en suite) • One bathroom • Separate shower room Guest cloakroom • Service charge approximately £5,911.88 half yearly • EPC Rating = D

## Location

Bryanston Court is superbly located for the world class amenities of Marylebone and the West End together with the greenery of Hyde Park.

The transport links are excellent from neighbouring Marble Arch (0.3 miles), Bond Street (0.7 miles) and Edgware Road (0.5 miles) underground stations, Marylebone (0.4 miles) and Paddington (1 mile) train stations, and access to the West and Heathrow via the A40.

## Description

Located on the first floor this stunning and beautifully presented apartment boasts ample living space including a double reception with tv room, master suite with dressing room, five further bedrooms (one en suite), one bathroom, separate shower room and guest cloakroom.

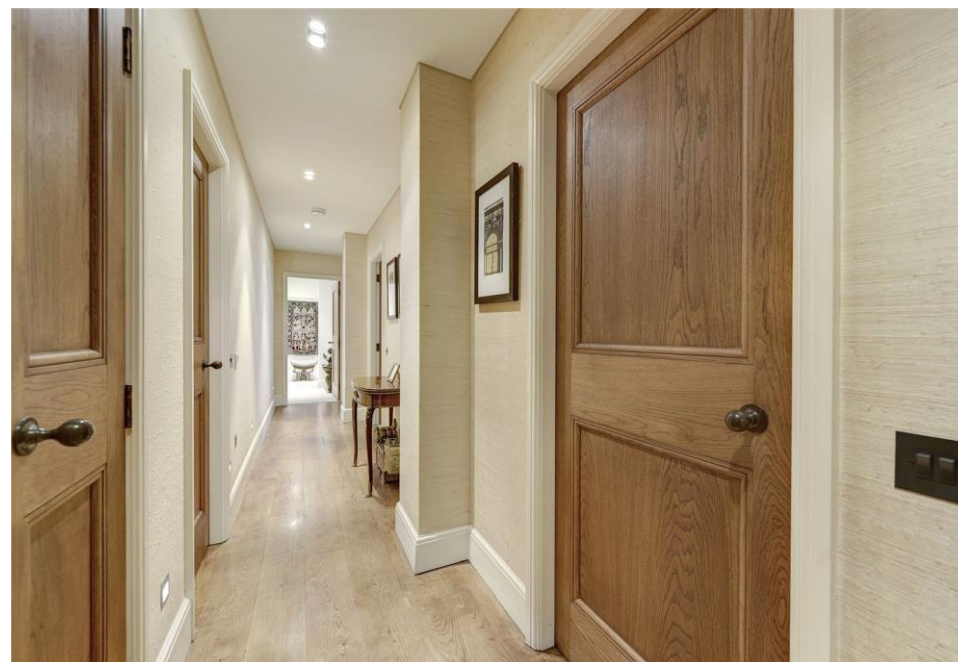
## Energy Performance

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

## Viewing

Strictly by appointment with Savills.







## Bryanston Court, W1

Gross internal area (approx.)

262 Sq m (2817 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722

### Marylebone & Fitzrovia

Alex Ross

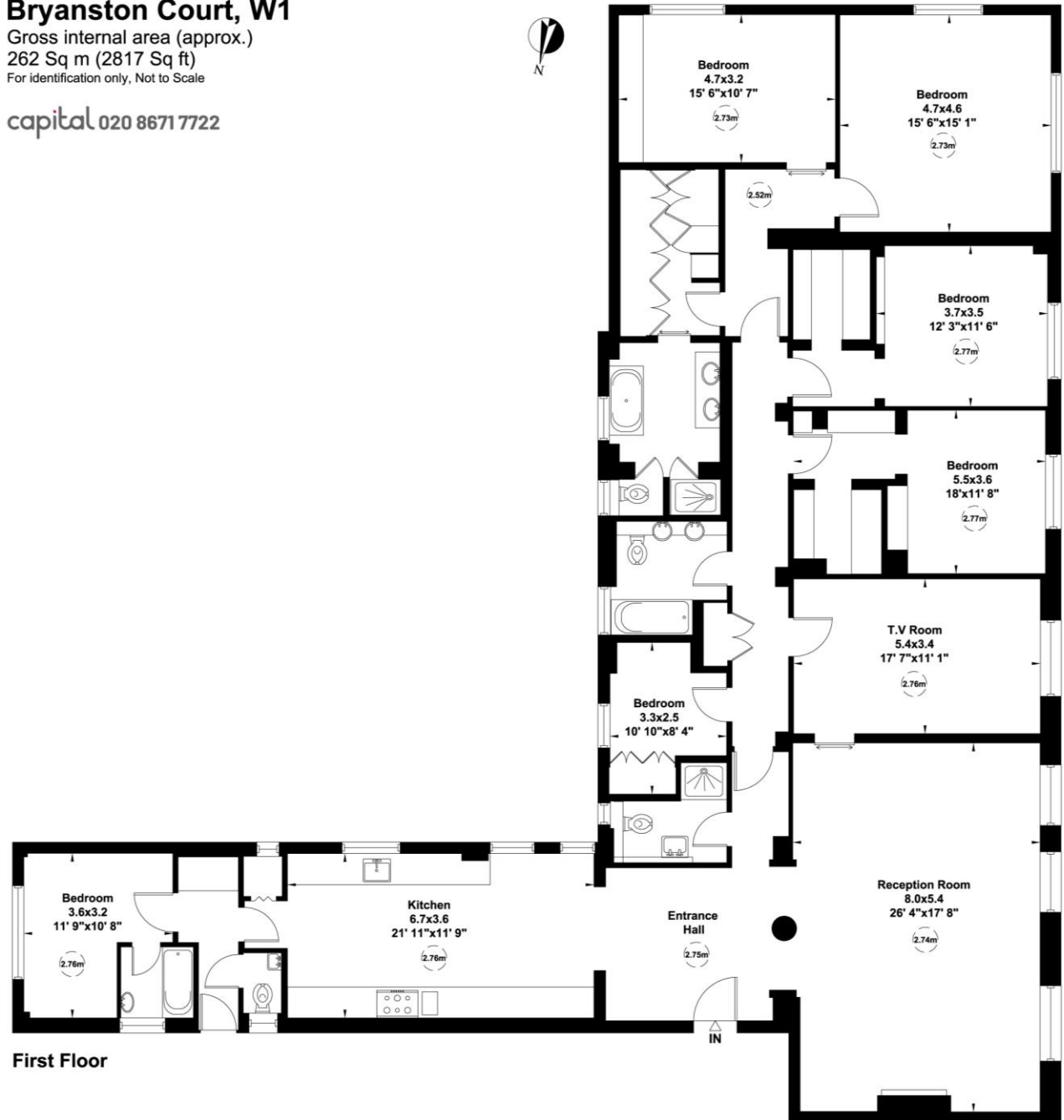
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).