



**A BEAUTIFULLY PRESENTED TOP FLOOR FLAT SITUATED ON ONE OF LONDON'S  
FINEST GARDEN SQUARES**

BRYANSTON SQUARE, LONDON, W1H

**Guide Price £2,200,000 – Share of Freehold approximately 999 years remaining**

**savills**



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Open plan kitchen/reception room • Two bedrooms  
Further bedroom with en suite shower room • Further family bathroom • Guest cloakroom • Top floor • EPC Rating = C • Service charge approximately £4,800 pa

## Description

This top floor three bedroom flat is located on one of London's most desirable garden squares. Presented in excellent condition the flat offers an open plan kitchen/reception room, master bedroom with built in wardrobe space, two further bedrooms (one en suite), bathroom and guest cloakroom.

Residents of the square have access to the private manicured square gardens for a small annual fee.

## 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.

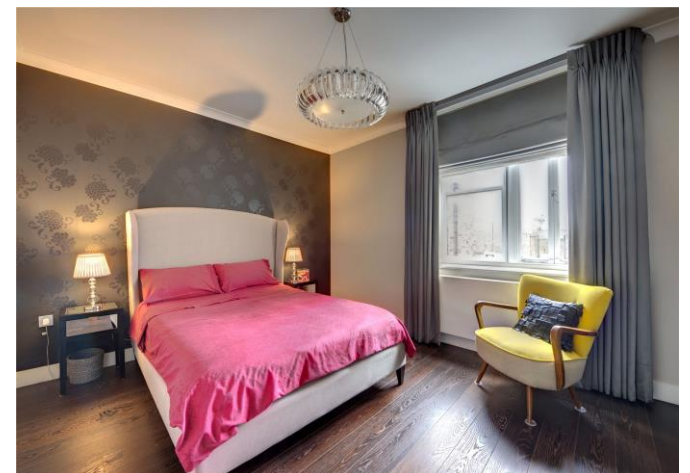
The transport links are excellent from nearby Marble Arch (0.3 miles), Edgware Road (0.5 miles), Baker Street (0.6 miles) and Bond Street (0.7 miles) underground stations. Marylebone (0.4 miles) and Paddington (0.9 miles) train stations, as well as access to the West and Heathrow via the A40.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.







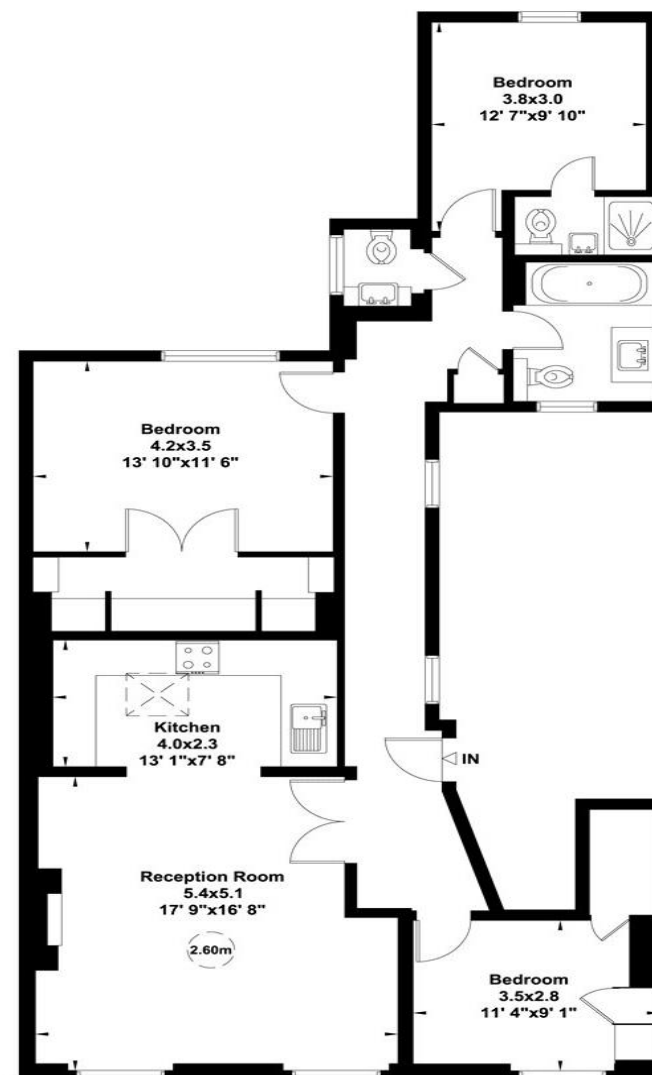
# Bryanston Square, W1H

Gross internal area (approx.)

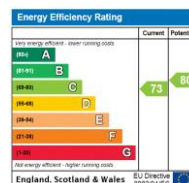
108 Sq m (1163 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



**Fourth Floor**



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