



An incredibly unique, well proportioned, first floor apartment with three bedrooms offering fabulous views over the communal gardens of Bryanston Square.

**Bryanston Square, Marylebone, London, W1H**

Guide price £3,250,000, Leasehold (approximately 86 years remaining)





An incredibly unique, well proportioned, first floor apartment with three bedrooms offering fabulous views over the communal gardens of Bryanston Square.

Rarely available • Stunning views of Bryanston Square • Reception room with just under 3.6m ceiling height • Bright dining room and kitchen • Access to private garden square • Service charge – approximately £3,416 per annum • Ground rent – peppercorn

#### Local Information

Bryanston Square is considered one of Marylebone's most desirable squares and offers beautifully manicured communal gardens for the use of the residents. The flat is well located for the world class shops and restaurants of Marylebone and the West End. There are excellent transport links from neighbouring Marble Arch and Edgware Road underground stations, Marylebone and Paddington train stations, and access to the West and Heathrow via the A40. Share of Freehold

#### About this property

A rarely available three bedroom apartment situated on the first floor of this converted Georgian town house on Bryanston Square. The property enjoys uninterrupted views into the gardens from its impressive reception room and kitchen, with three floor to ceiling windows and a wonderful balcony spanning the width of the apartment. In addition the apartment has a spacious eat-in kitchen, ensuite bathroom to the principal bedroom, second bedroom with ensuite bathroom, third bedroom on the mezzanine level and a utility room and ample storage. Residents have access to the beautifully maintained private gardens for a small annual fee.

#### Tenure

Leasehold (approximately 86 years remaining)

#### Local Authority

Westminster City Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.



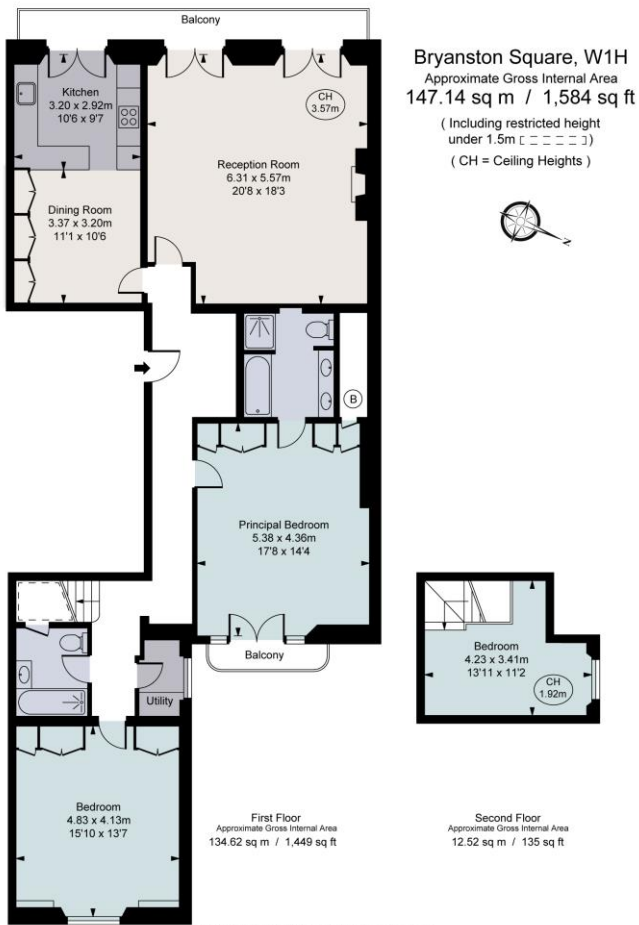







Bryanston Square, Marylebone, London, W1H  
Gross Internal Area 1584 sq ft, 147.2 m²

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This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         |   |
| (81-91) B                                   |                         | 81  |
| (69-80) C                                   |                         |   |
| (55-68) D                                   | 61                      |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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