



Newly Refurbished Penthouse on Bryanston Square

# BRYANSTON PLACE

MARYLEBONE, W1H

Asking Price  
£1,200,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,200,000	<b>Square Footage</b> 840
<b>Council Tax Band</b> F	<b>EPC</b> E
<b>Ground Rent</b> £50 pa	<b>Service Charge</b> £11,884 pa
<b>Tenure</b> Leasehold 142 Years 11 Months	

A stunning penthouse in this very well maintained purpose built block that benefits from a bright outlook with west facing views as well as a resident porter and a passenger lift, that has been completely refurbished to an exacting standard and benefits from two bedrooms and two bathrooms.

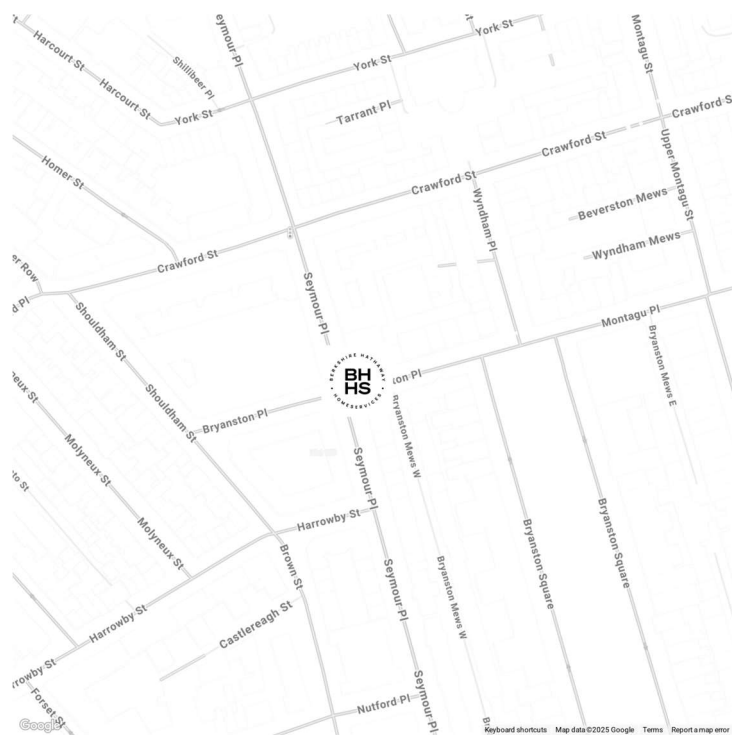
The apartment occupies a corner position on the seventh floor (with lift) of Princess Court, a sought after Art-Deco style block in a prominent position on the corner of Bryanston Place. Residents benefit from stunning communal areas, exclusive access to the residents garden on Bryanston Square, 24-hour porters and basement storage.

Bryanston Place is superbly located for the greenery of both Hyde Park and Regent's Park, together with the shops and restaurants of Marylebone. The transport links are excellent from neighbouring Marble Arch (0.4 miles), Edgware Road (0.4 miles) and Baker Street (0.5 miles) underground stations, Marylebone (0.4 miles) and Paddington (0.8 miles).

# FEATURES

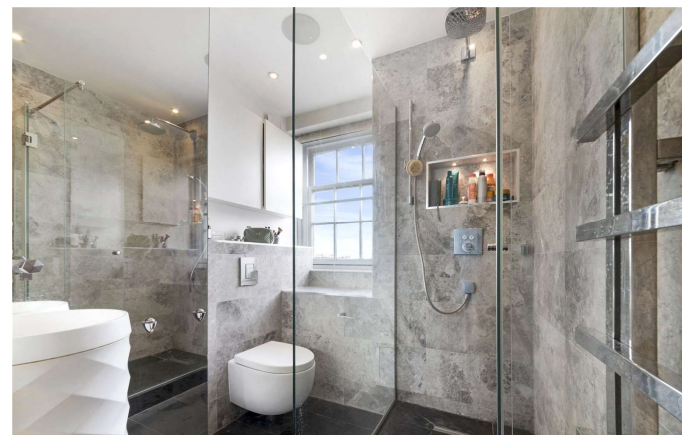
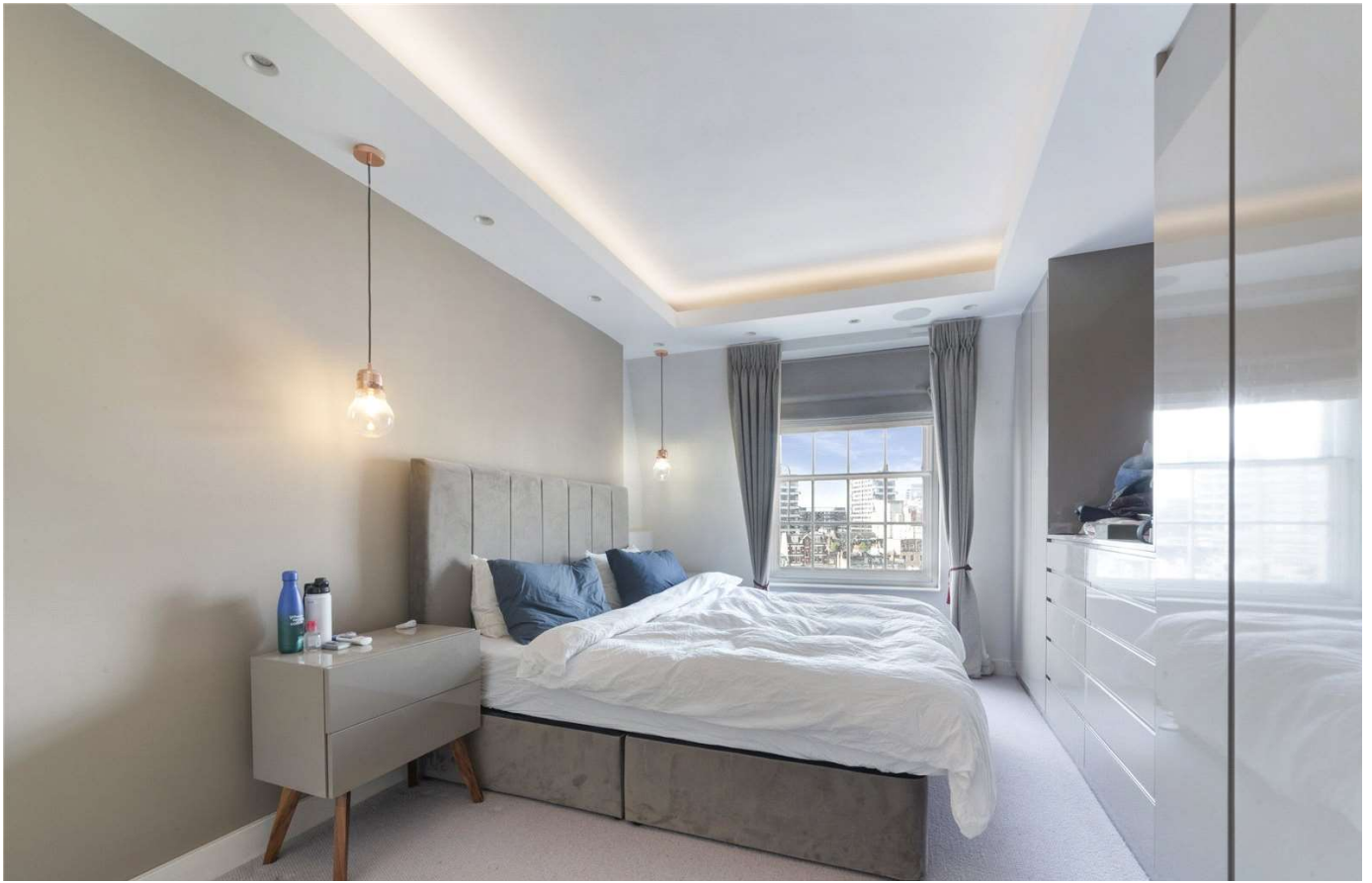
Two Bedrooms
One Reception Room
Two Bathrooms
Residents Parking
Upper Floor
Concierge/Porter
Communal Gardens
Lift

# LOCATION



**MARYLEBONE SALES**  
20A Paddington Street, W1U 5QP

020 7486 6338  
sales.marylebone@bhhs-london.com



# FLOORPLAN

## PRINCESS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 825 SQ FT - 76.65 SQ M



## SEVENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.