



**BRYANSTON SQUARE**  
MARYLEBONE, W1U

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON





A magnificent first floor period apartment benefiting from exceptional ceiling heights and glorious garden views overlooking Bryanston Square. With a large balcony and a separate rooftop terrace this apartment offers a plethora of unique benefits such as large floor to ceiling sash windows and an original gas fireplace.. Also inclusive, is residents access to Bryanston communal gardens. The apartment is found on the corner of Bryanston Square, and it is 0.3 miles away from Marylebone Station. You are also walking distance to Baker Street and Marylebone High Street.

FEATURES

Two Bedrooms	Residents' Parking
One Reception Room	Communal Gardens
Two Bathrooms	High Ceilings
Roof Terrace / Balcony	Period Features

PROPERTY DETAILS

<b>Guide Price</b> £3,650,000	<b>Square Footage</b> 1,408 Sq Ft. Approx	<b>Ground Rent</b> TBC
<b>EPC Rating</b> TBC	<b>Council Tax Band</b> F	<b>Service Charge</b> TBC
<b>Tenure</b> Leasehold (178 years, 6 months)		













# FLOOR PLAN - BRYANSTON SQUARE



Approx. Gross Internal Area 1408 Sq Ft - 130.81 Sq M



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

**MARYLEBONE SALES**

20A Paddington Street, W1U 5QP

020 7486 6338

[sales.marylebone@bhhs-london.com](mailto:sales.marylebone@bhhs-london.com)



---

Consumer Protection from Unfair Trading Regulations 2008. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. A member of the franchise system of BHH Affiliates, LLC