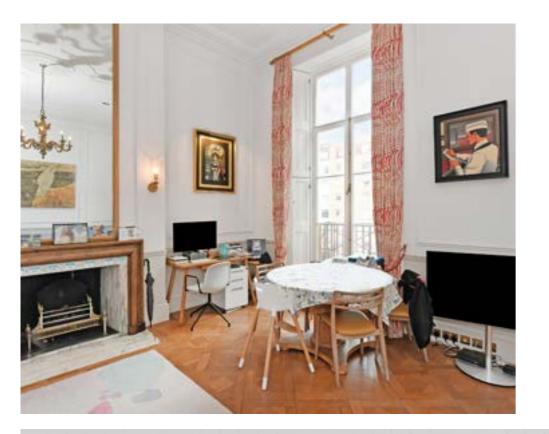


## BRYANSTON SQUARE

MARYLEBONE, W1U

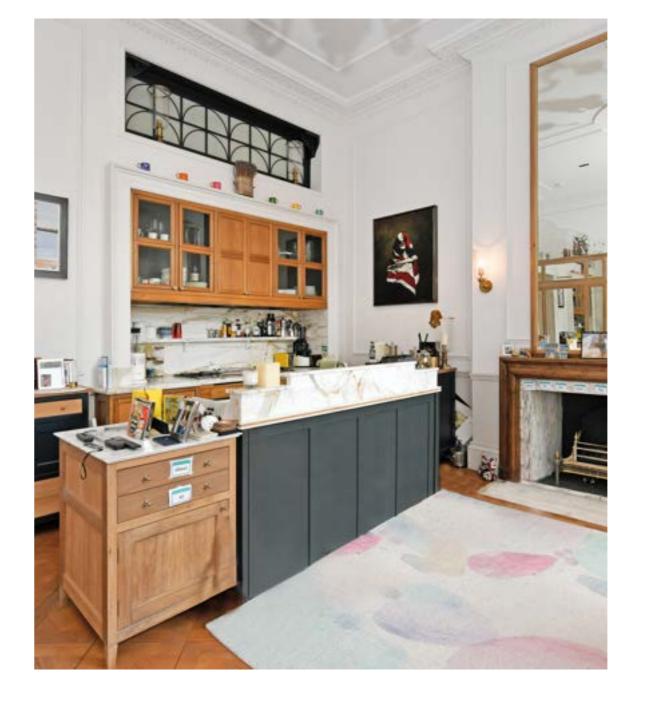






FEATURES	
Two Bedrooms	Residents' Parking
One Reception Room	Communal Gardens
Two Bathrooms	High Ceilings
Roof Terrace / Balcony	Period Features

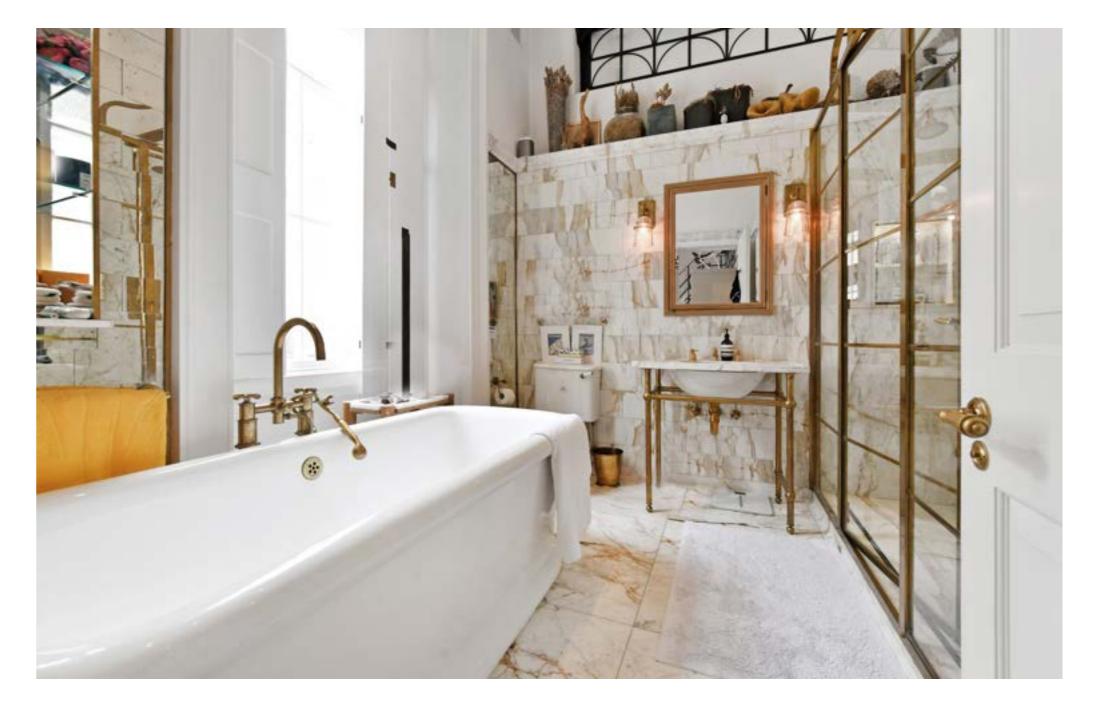
Guide Price	Square Footage	<b>Ground Rent</b>
£3,650,000	1,408 Sq Ft. Approx	TBC
EPC Rating	Council Tax Band	Service Charge
ТВС	F	TBC



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.

BERKSHIRE HATHAWAY HOMESERVICES LONDON BHHSLONDON.COM

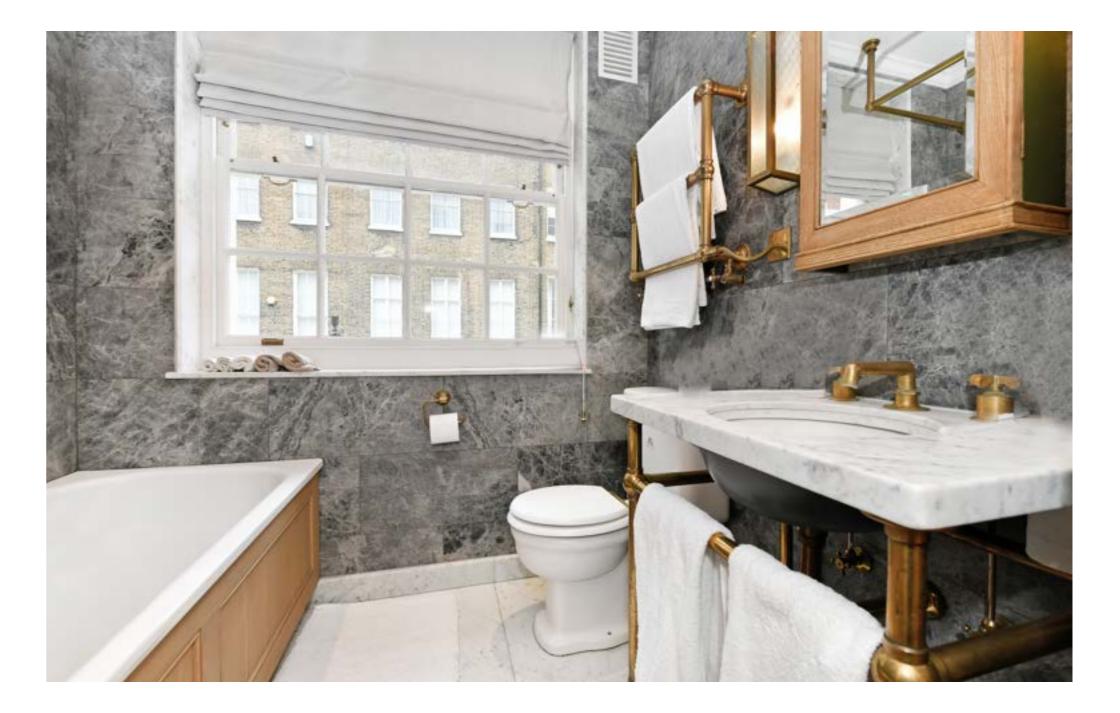




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## FLOOR PLAN - BRYANSTON SQUARE



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



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MARYLEBONE SALES
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020 7486 6338 sales.marylebone@bhhslondon.com



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