Bryanston Square, Marylebone, London W1H

Guide Price £1,750,000, Leasehold - Share of Freehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF

Description

Napier Watt are pleased to offer for sale this bright and airy three-bedroom, two-bathroom apartment, set on the 5th floor of this desirable purpose-built block.

The apartment is set in an elevated position with a particularly sunny, south-west-facing aspect, offering views over Bryanston Mews West and a pretty communal garden to the rear.

The spacious (1,140sqft / 106sqm) accommodation has been very well maintained by the current owners but would now benefit from updating and general modernisation.

34 Bryanston Square is located close to the centre of the west side of the square and is a prestigious building with a resident porter, CCTV, an elegant lobby, and two lifts. Service charge includes Constant Hot Water and Central Heating

Entrance Hall, Reception Room, Kitchen/Breakfast Room, Three Bedrooms, Shower Room, Bathroom, Porter, Lift, Communal Garden, EPC Rating C, Share of Freehold.

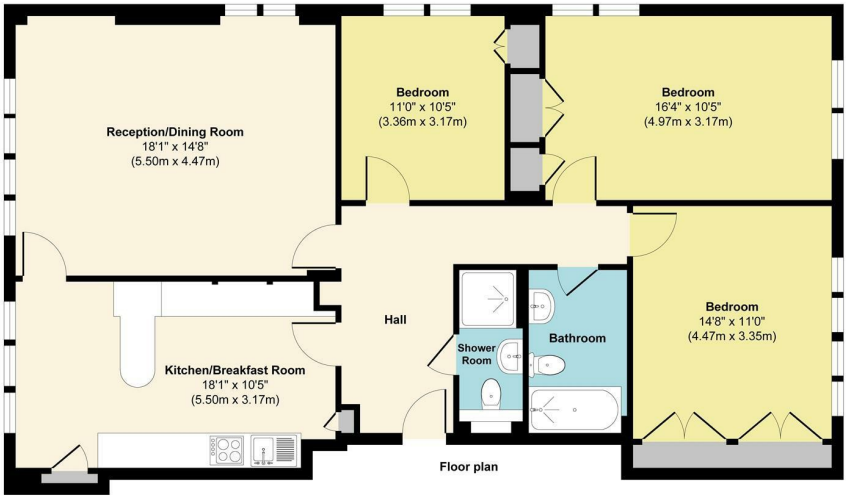
Key Features

- ACCESS TO THE EXCUSIVE GARDEN SQUARE
- 5TH FLOOR WITH TWO LIFTS
- SOME WOOD FLOORS
- GOOD SECURITY WITH CCTV
- RESIDENT PORTER
- BRIGHT SOUTH-WESTERLY ASPECT
- COMMUNAL GARDENS

Terms

Leasehold and Share Of Freehold ; 999 years from 1 April 2006 ie 979 years
Service Charge £2,171 per quarter inc reserve fund INCLUDES constant hot water and central heating
Council Tax Band G Westminster
EPC C

Flat 18, Bryanston Square, London, W1H 2DY



Approx. Gross Internal Floor Area 1140 sq. ft / 106.00 sq. m

Produced by
Positive Energy Services

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.