



, Bryanston Court II,  
George Street, W1H

Asking Price £3,800,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A beautifully presented, exceptionally bright and airy three double bedroom, two bathroom, sixth floor apartment offering well arranged, spacious accommodation in one of Marylebone's finest portered blocks. Currently set out with an elegant entrance hall leading to a large double reception room, well fitted kitchen/breakfast room, master bedroom with ensuite bathroom, family bathroom and guest WC.

Bryanston Court is a prestigious purpose built block with 24 hour uniformed portorage, lifts, beautiful newly refurbished communal area. Located within walking distance to Hyde Park (Marble Arch), shopping amenities of Oxford Street and trendy Marylebone High Street.

3 Bedrooms : En Suite Bathroom : Bathroom : Guest WC : Double Reception Room : Kitchen/Breakfast Room : 24 Hour Porter : Lift : Communal Area : EPC Rating C

Council Westminster City, Tax Band H

## Key Features

- SIXTH FLOOR
- 24 HOUR PORTERAGE
- RESIDENTS GYM
- GOOD CONDITION
- LIFT
- SMALL COM GARDEN
- ATTRACTIVE OPEN ASPECT
- SOME WOOD FLOORS

## Terms

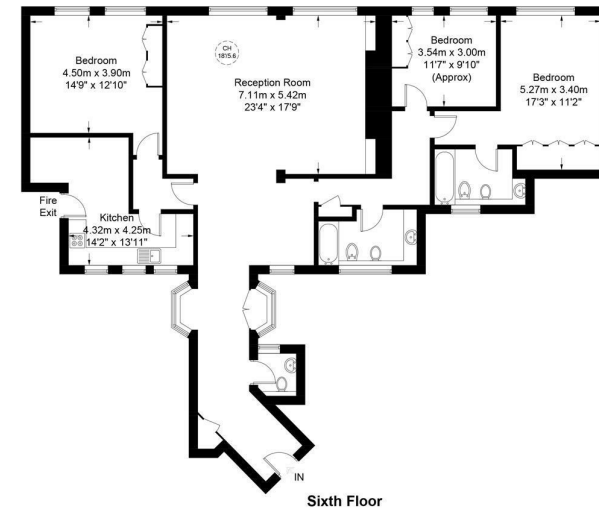
Service Charge : £3,044 per quarter including reserve fund.

Leasehold : 138 years



## Bryanston Court

Approximate Gross Internal Area = 1759 sq ft / 163.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID592866)

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.