



Bryanston Court I, George Street, Marylebone W1H

Guide Price £3,250,000, Leasehold - Share of Freehold

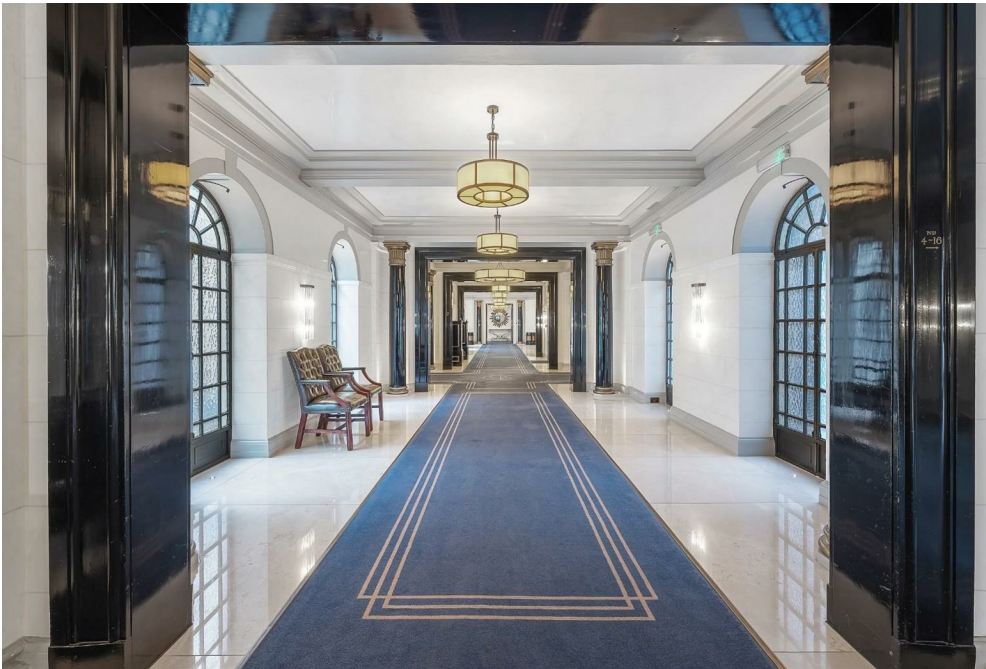
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Description

Sole Agents Napier Watt are delighted to offer for sale, this exceptionally spacious (2,202 sqft / 204 sqm) apartment set on the sixth floor of one of Marylebone most sought after purpose built, portered blocks

Originally built as a 4 bedroom apartment, it is now laid out as a 3 bedroom with 3 bathrooms. The property has been well maintained by the existing owners but is now offers the opportunity to create your perfect home and provides a great opportunity to buy into one of Marylebone's most desirable buildings.

Bryanston Court I is one on Marylebone most sought after purpose built blocks, with excellent security provided by uniformed 24 hour portage and cctv. Internally the communal areas are well maintained with both passenger and separate tradesmen lifts. The building is located at the western end of George Street, close to the prestigious Bryanston Square and within a short walk of Marble Arch, Hyde Park and Oxford Street.

Large Entrance Hall : Double Reception Room : Kitchen / Breakfast Room : Utility Room : Large Master Bedroom With Ensuite Bathroom and Dressing Area : Two Further Bedrooms : Bathroom : Ensuite Shower Room : Guest WC : Two Storage Rooms : Garage By Separate Negotiation : Share of Freehold : 24 Hour Porter: Passenger & Goods Lift:

Key Features

- LARGE LATTERAL APARTMENT
- SHARE OF FREEHOLD
- GARAGE BY SEP NEGOTIATION
- CCTV
- SIXTH FLOOR WITH LIFT
- 2 X MAIDS ROOMS
- 24 HOUR PORTER
- EASY ACCESS MARYLEBONE VILLAGE

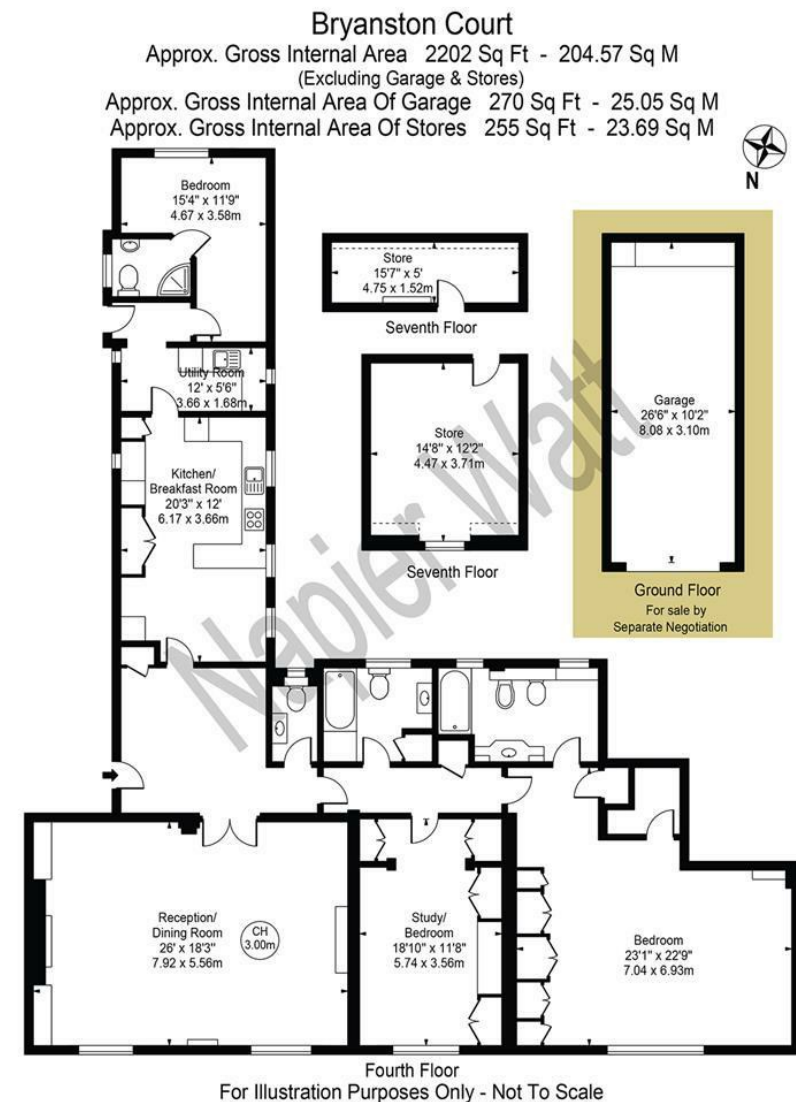
Terms

Share Of Freehold Plus Lease 136 years.

Service Charge :

Storage Rooms ; Service Charge £350 pa

Garage - For Sale By Separate Negotiation Lease 999 from 2002 ie 975 years



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.

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.