



Ellerton House, 11 Bryanston Square,
Marylebone, W1H

£1,600 Per Week,

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Lateral two-bedroom apartment in this secure, portered block in the sought-after Bryanston Square. Set on the second floor (with lift), this part furnished apartment comprises a living room that overlooks the square, spacious and modern fitted kitchen, master bedroom with built-in wardrobes and en-suite with bath and shower, second double bedroom, separate bathroom and a spacious utility cupboard. The property boasts high-ceilings and wooden flooring throughout. Located in the heart of Marylebone, this charming, tree-lined square offers residents access the communal garden (separately negotiable) and is equidistant from Marble Arch underground and Marylebone train station. Available furnished or unfurnished.

2 Bedrooms : 2 Bathroom (1 Ensuite) : Large Store Room : Porter : Lift : Secure Off-Street Parking : Westminster Council Tax Band H : EPC Rating C

Key Features

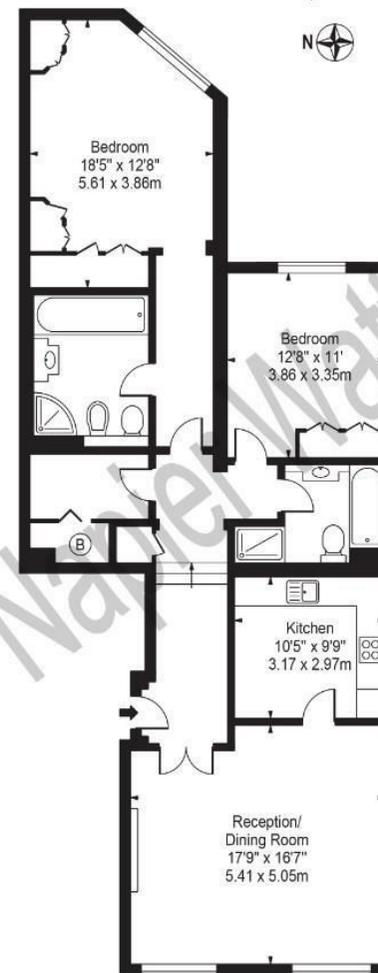
- 24-HOUR PORTER
- SECURE OFF-STREET PARKING
- WOODEN FLOORING THROUGHOUT
- FURNISHED / UNFURNISHED
- LIFT
- ACCESS TO GARDEN SQUARE (FEE PAYABLE)
- VIEWS OF THE SQUARE

Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

Ellerton House

Approx. Gross Internal Area 1170 Sq Ft - 108.70 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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.