



Ellerton House, Bryanston Square, Marylebone, W1H

Asking Price £2,750,000, Leasehold

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Description

A three bedroom, two bathroom apartment overlooking Bryanston Square. Arranged over two floors with a grand private entrance from the Square, secure underground parking space and concierge.

Ellerton House, is set in the centre of the east side of Bryanston Squares and is the only 24 hour portered building.

Private Entrance, Entrance Hall, 3 Bedrooms, 2 Bathroom En Suite Bathroom, Guest WC , Reception Room, Dining Room, Kitchen, Family Room , Concierge, Underground Parking, Communal Garden, Westminster Council Band H.

Key Features

- 24 HOUR CONCIERGE
- UNDERGROUND PARKING
- GARDEN SQUARE
- 3 BEDROOMS
- PRIME LOCATION

Terms

Leasehold: 973 Years Remaining

Service Charge: £12,465 p.a (Reserve fund : £6,365)



Lower Ground Floor

Ground Floor

Total area (approx.): 158.3 sq. m (1,703.9 sq. ft)
(Including Voids)

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.