



, 34 Bryanston Square,
Marylebone, W1H

Guide Price £7,500,000, Leasehold

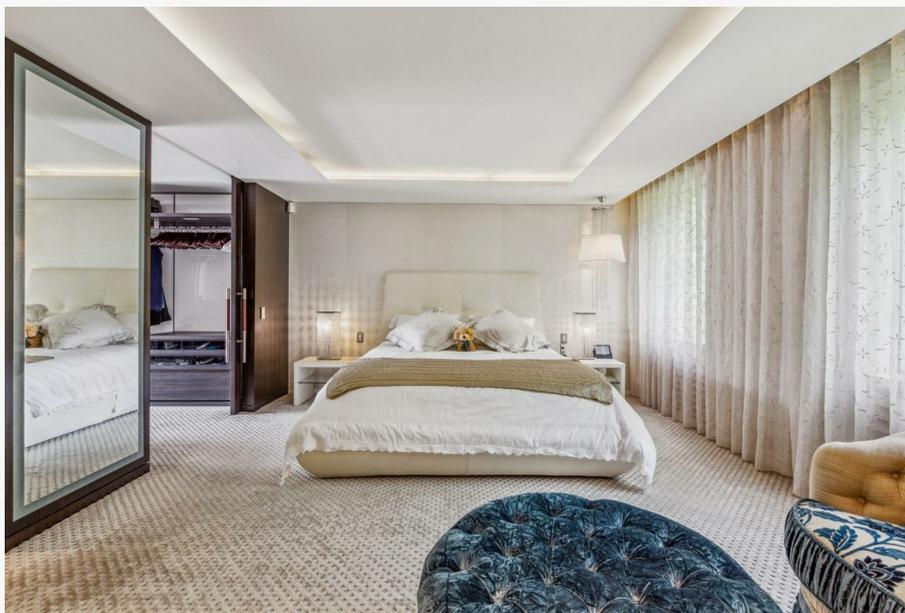
NAPIER WATT

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Description

A fantastic fifth floor, six bedroom lateral apartment with superb views over Bryanston Square as well as overlooking a pretty communal garden to the rear. Situated in an impressive residential building with 24 hour portage, the flat offers fabulous natural light throughout, excellent proportions and well balanced accommodation, which includes an open plan kitchen area that connects to the reception room overlooking the square with an impressive six windows wide.

The apartment has six bedrooms and six bathrooms along with a utility room and store area. Additionally the flat benefits from access to the beautifully manicured resident's only Bryanston Square Gardens for a small annual fee.

6 Bedrooms : 3 En Suite Shower Rooms : 3 En Suite Bathrooms : Guest WC : Reception Room : Kitchen :
Utility Room : 24 Hour Porter : EPC C

Key Features

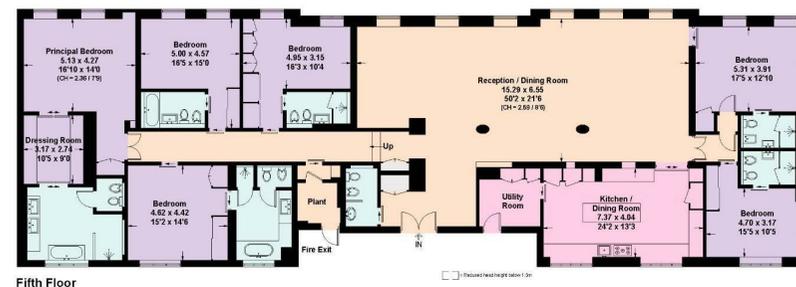
- TWO COMBINED LATERAL APARTMENTS
- VIEWS OVER GARDEN SQUARE
- RESIDENT PORTER
- TWO LIFTS
- SECURE PARKING
- INTERIOR DESIGNED

Terms

Leasehold, Expires 3005
Service Charge: £26,904.64 per annum
EPC C
Westminster Band H

Bryanston Square, Marylebone, W1H

Approximate Floor Area = 381.5 sq m / 4106 sq ft
Including Limited Use Area (6.3 sq m / 68 sq ft)



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. (ID1023113)

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.