



Bryanston Mews West,  
Marylebone, W1H  
£1,650 Per Week,

**NAPIER WATT**  
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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A two bedroom mews house located on a quiet street in Marylebone with a roof terrace and large garage. The property offers a first floor open plan living space with vaulted ceilings providing good natural light and direct access to a decked roof terrace. The kitchen is fully fitted and modern, with wood flooring throughout the living area and a guest cloakroom. The ground floor comprises two double bedrooms, both with access to a private terrace, and two bathrooms, including one en suite. The house has been finished to a good standard throughout. Council Tax Band: H.

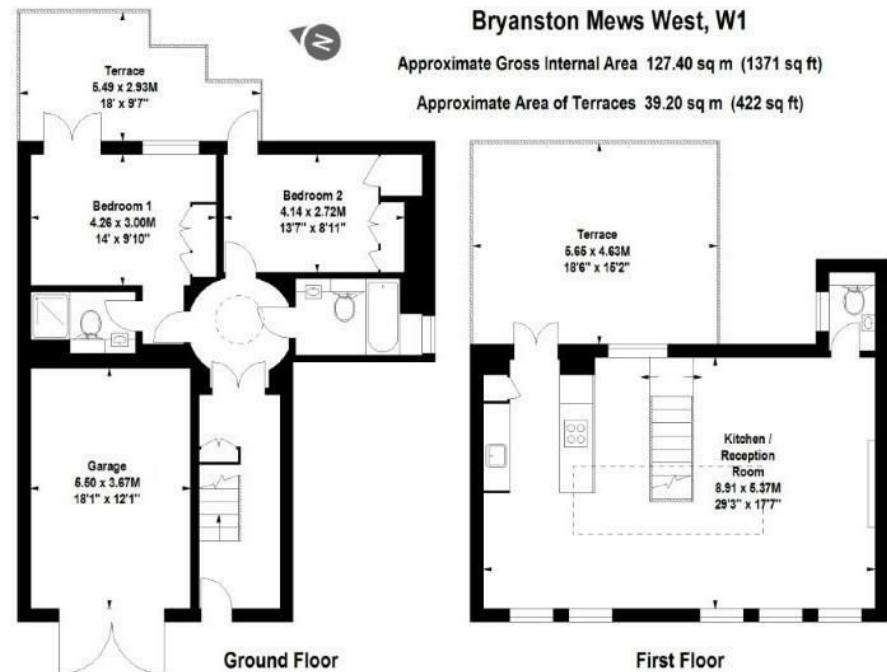
2 Bedrooms : 2 Bathrooms : Guest WC : 1 Reception Rooms : 2 Terraces : Garage : EPC C : Council Tax Band H

## Key Features

- NEWLY REFURBISHED
- VAULTED CEILINGS
- 2 TERRACES
- GARAGE
- UNFURNISHED

## Terms

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



Ground Floor First Floor

hydepark@cluttons.com 020 7262 2226 cluttons.com

Floor Plan produced for Cluttons by Mays Floorplans ©. Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

**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.