



BRYANSTON COURT, GEORGE STREET  
LONDON, W1H

Asking Price £4,100,000 Leasehold - Share of Freehold

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**NAPIER WATT**

PROPERTY CONSULTANTS

## Description

**SUMMARY** | This exceptional spacious 2,822sqft / 262sqm ground floor apartment which benefits from it's own private entrance is well presented throughout with 5/6 bedrooms and 2/3 reception rooms and 4 bathrooms.

Located in a quiet location in Marylebone within a sought-after portered mansion block, this property comprises a spacious open-plan reception and dining area, an additional living space perfect for relaxing, a contemporary kitchen, master bedroom with en-suite bathroom, four or five additional bedrooms and three additional bathrooms. EPC D



## TERMS

### LEAD OUT TEXT

Leasehold and a Share of Freehold : 985 years

Service Charge : Service charge - 24/06/22 to 24/12/22 £6,631.46 & Reserve Fund -24/06/22 to 24/12/22 £1,115.00 ie £7,746 pa

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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