



Bryanston Court II George Street,
Marylebone, W1H

Asking Price £3,295,000, Leasehold

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A stunning, interior designed three bedroom, three bathroom apartment set on the 4th floor of one of Marylebone's most sought after purpose built blocks.

Offering 1,774 sqft. / 164 sqm of accommodation it features a gracious foyer with a charming seating area, an elegant double reception area with dining space, fully fitted luxury kitchen, three double bedrooms plus study.

Bryanston Court II benefits from uniformed 24 hour portering, CCTV, lifts, small gym, and a prime location provides easy access to Marylebone and Mayfair's finest restaurants, boutique shops, and charming cafes. Hyde Park's green oasis is moments away for tranquility. Seamless transportation options from Marble Arch, Bond Street, Marylebone, and Baker Street stations complete this exceptional living experience.

Entrance Hall : Double Reception Room : Fully Fitted Kitchen : 3 Double Bedrooms : 3 Bathrooms (2 Ensuite) : Guest WC : Study Area : Storage : Lift : Porters : EPC D

Key Features

- UNIFORMED PORTERAGE
- INTERIOR DESIGNED
- CCTV
- SMALL RESIDENTS GYM
- DESIRABLE BLOCK
- FURNITURE INCLUDED
- 200M PORTMAN VILLAGE
- EASY ACCESS TO THE VILLAGE

Terms

Leasehold - 138 years

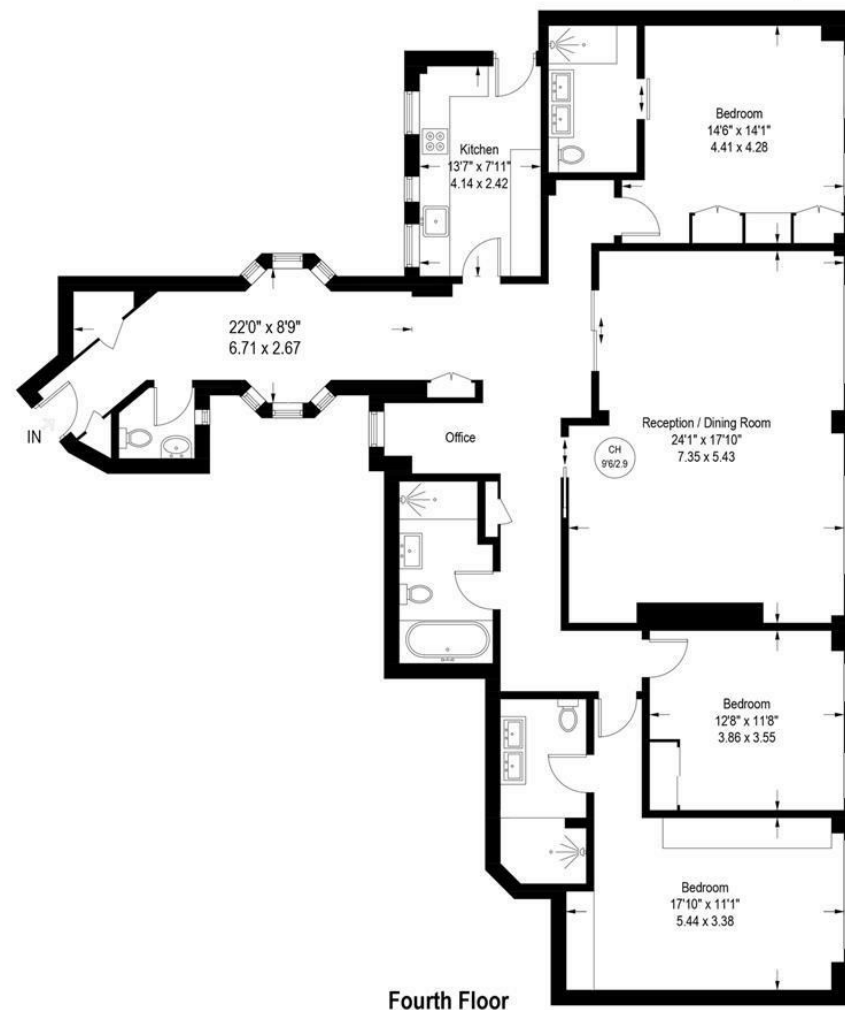
Service charge is £2568.64 per quarter

Reserve fund is £1031.25 per quarter

Council Tax H

Bryanston Court, London, W1H

Approximate Gross Internal Area = 1774 sq ft / 164.8 sq m



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1004276)

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.