



Bryanston Court II George Street,  
Marylebone, W1H

Asking Price £2,350,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF





## Description

An opportunity to acquire a spacious three bedroom, two bathroom, (1,513 sqft / 140 sqm) sixth floor apartment, set within this sought after purpose built block with 24 hour uniformed portage, lifts, small communal garden and residents gym. The flat has been well maintained but is now in need of some updating.

NB the living room photo have had the furniture removed using CGI.

Entrance Hall, Double Reception Room, Kitchen, 3 Bedrooms, 2 bathrooms, Guest WC,

Extended lease 137 years - Westminster Council Tax Band G

## Key Features

- 24 HOUR PORTERAGE
- SECURITY WITH CCTV
- ON SITE GYM
- LIFTS
- SIXTH FLOOR WITH LIFT
- CORNER FLAT

## Terms

Date : 7 November 2012 Term : From and including 7 November 2012 to and including 28 September 2161 £ 137 years

Service Charge : £12,124 per annum paid quarterly Including reserve fund. Heating and hot water.

Ground rent : £400 pa paid quarterly

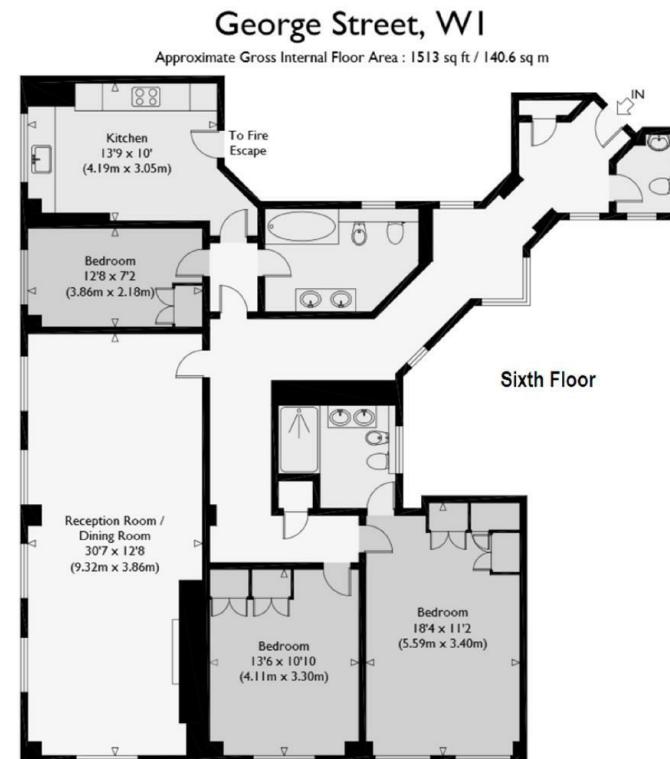


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.