# Bryanston Court II, George Street, Marylebone, W1H

## Asking Price £2,395,000, Leasehold


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## Description

Sole Agents Napier Watt are pleased to offer for sale this stylish and charming, three bedroom, two bathroom apartment set in one of Marylebone's most sought after purpose built blocks.

The property, has been thoughtfully and lovingly refurbished by the owner and features a large dining hall with feature fireplace and wood floors leading to an elegant, double aspect reception room with a further feature fireplace. In addition the property benefits from newly fitted fitted kitchen and shower rooms and newly fitted secondary glazing.

Bryanston Court II is a sought after purpose built block located on the corner of Seymour Place and George Street and features 24 hour uniformed porters, excellent security with CCTV, lifts, communal gym.

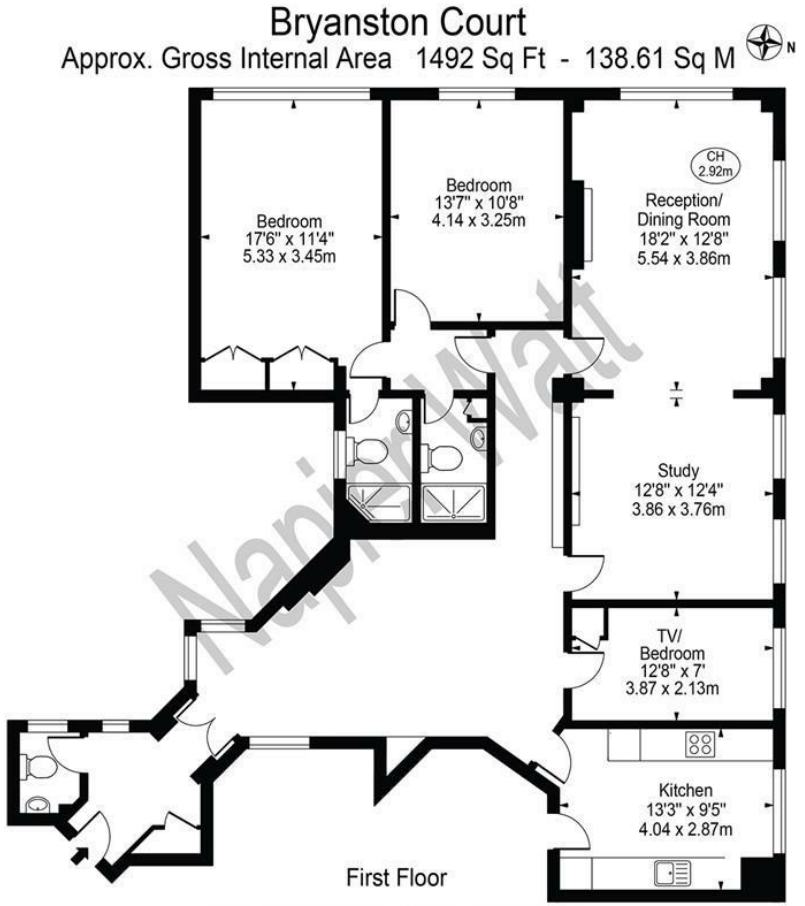
Entrance Hall : Dining Hall : Double Reception Room : Kitchen : 3 Bedrooms : 2 Shower Rooms (1 ensuite) : Guest WC : Storage Cupboard : 24 Hour Porterage : Communal Gym : EPC D : Council Tax Band G :

## Key Features

- 24 HOUR PORTER
- SOME WOOD FLOORS
- DOUBLE GLAZED WINDOWS
- CCTV
- EXCELLENT STYLISH INTERIOR
- FIRST FLOOR WITH LIFT
- SOUGHT AFTER PORTERED BLOCK
- RESIDENTS GYM

## Terms

Leasehold : 90 years (less 1 day) from 29 September 1981 ie 47 years. * this can be extended subject to a premium and in accordance with the Leasehold and Freehold Reform Act
Council Tax Band G Westminster




For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.