



BRYANSTON COURT II  
MARYLEBONE, W1H  
Asking Price £3,300,000 Leasehold

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS



## Description

A beautifully presented, exceptionally bright and airy three double bedroom, two bathroom, sixth floor apartment offering well arranged, spacious accommodation in one of Marylebone's finest portered blocks.

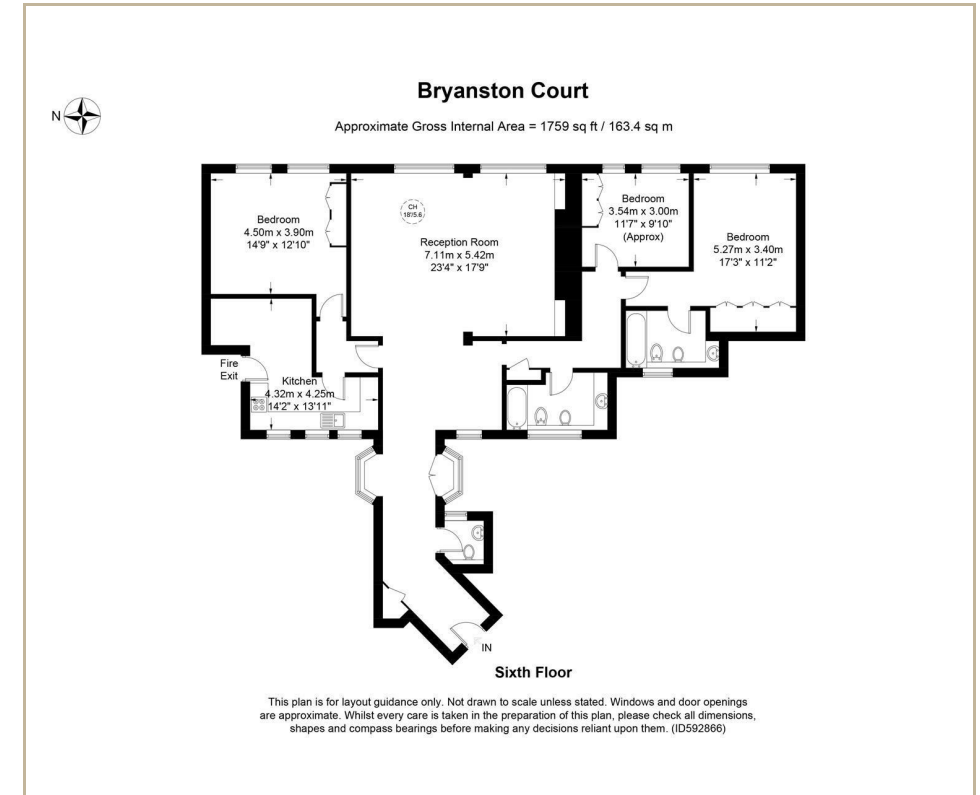
Currently set out with an elegant entrance hall leading to a large double reception room, well fitted kitchen/breakfast room, master bedroom with ensuite bathroom, family bathroom and guest WC.

Bryanston Court is a prestigious purpose built block with 24 hour uniformed porterage, lifts, beautiful newly refurbished communal area.

Located within walking distance to Hyde Park (Marble Arch), shopping amenities of Oxford Street and trendy Marylebone High Street.

3 Bedrooms : En Suite Bathroom : Bathroom : Guest WC : Double Reception Room : Kitchen/Breakfast Room : 24 Hour Porter : Lift : Communal Area : EPC Rating C

Council Westminster City, Tax Band H



## TERMS

Service Charge : £3,044 per quarter including reserve fund.

Leasehold : 141 years

**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.

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS