



, Bryanston Court II,
George Street, W1H

Guide Price £2,350,000, Leasehold

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Sole Agents Napier Watt are pleased to offer for sale this exceptionally spacious 1,926 sq ft / 178 sq m three-to four-bedroom lateral apartment, situated on the fourth floor (with lift) of a traditional period Marylebone mansion block, offering contemporary interiors with an abundance of natural light.

The property is ideally located for the boutique shops and restaurants of both Marylebone and Mayfair, as well as the green open spaces of two of the capital's Royal Parks: Regent's Park and Hyde Park.

Large entrance hall ideal for dining, reception room, fully fitted kitchen, four bedrooms, two bathrooms, guest WC, porter, lifts, communal gym, EPC rating D.

NB please note furniture shown is when last furnished. The apartment is currently unfurnished.

Key Features

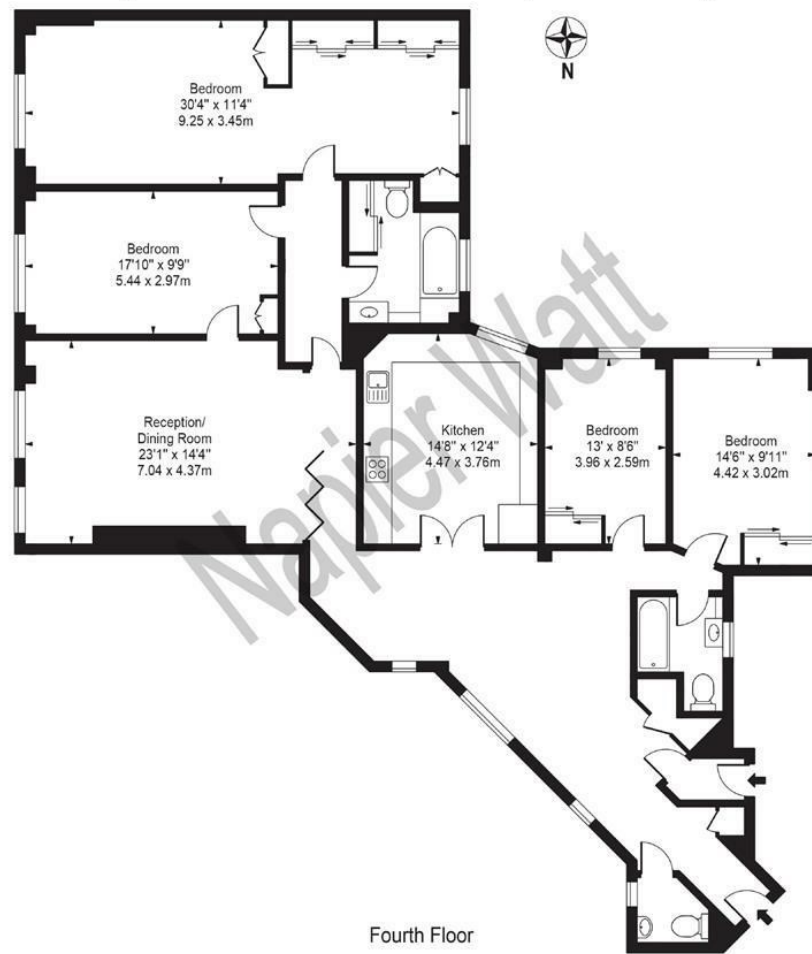
- 4TH FLOOR WITH LIFT
- 24 HOUR PORTERAGE
- CCTV
- RESIDENTS GYM
- PRESTIGIOUS BUILDING
- 500M FROM MARBLE ARCH & HYDE PARK
- 800M MARYLEBONE HIGH STREET

Terms

Term : 90 years (less 1 day) from 29 September 1981 - 45 years
 Service Charge : £3,784 per quarter including reserve fund.
 Ground Rent : £394 pa
 Council Tax : Westminster Band H
 EPC D

Bryanston Court

Approx. Gross Internal Area 1926 Sq Ft - 178.93 Sq M



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.