



BRYANSTON COURT, GEORGE STREET,
MARYLEBONE W1H

Asking Price £3,450,000 Leasehold

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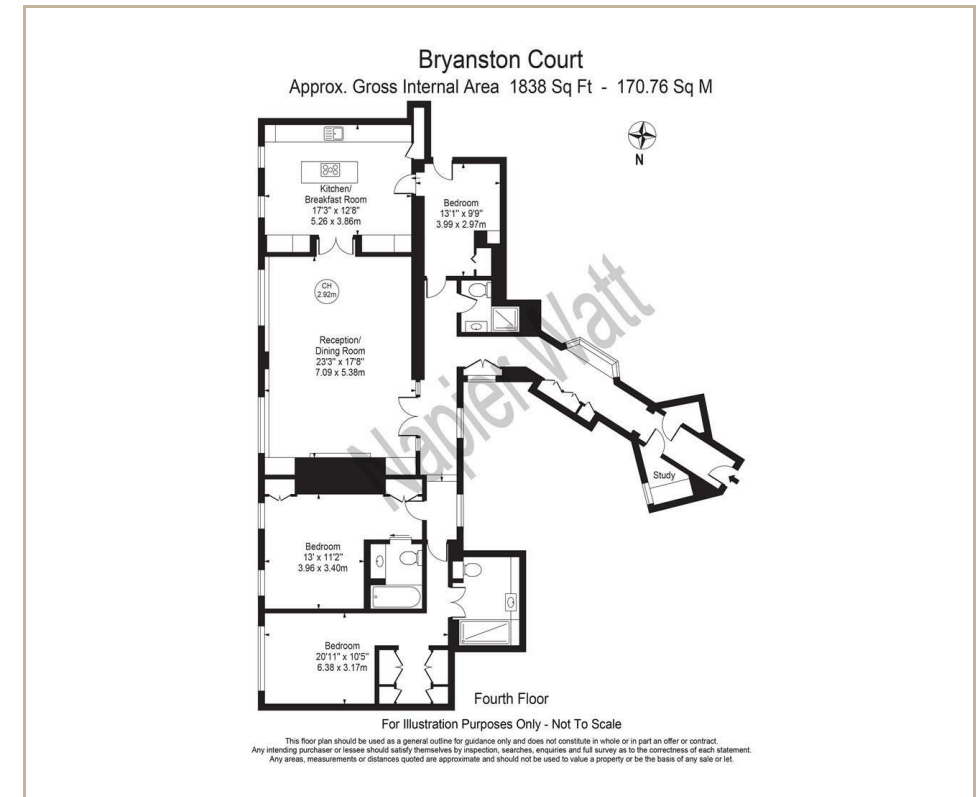
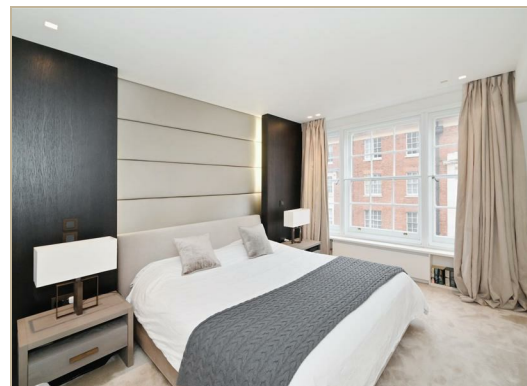
Description

An exceptionally spacious, a recently refurbished and interior designed, three bedroom, three bathroom (two ensuite) apartment set on the fourth floor of this popular purpose built block with 24 Hour uniformed portage, lifts, CCTV, and small communal gym.

Bryanston Court was built in the 1930's and is located at the corner with Seymour Place and George Street within

moments walk of Portman and Connaught Villages with Oxford and Marylebone High Street both being within close proximity.

ENTRANCE HALL : DOUBLE RECEPTION ROOM : LUXURY FITTED KITCHEN : THREE BEDROOMS : THREE BATHROOMS (TWO ENSUITE) : GUEST WC : UTILITY ROOM :



TERMS

Leasehold : 28 September 2161 ie 138 years

Council Tax : Westminster Band H

Service Charge : £15,024 pa payable quarterly and including sinking fund

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.

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