



2, Bryanston Square,  
Marylebone, W1H  
£1,650 Per Week,

**NAPIER WATT**  
T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

This stunning three-bedroom apartment has been fully refurbished to an exceptional standard and features a spacious open-plan kitchen and reception room. The immaculate property offers three well-proportioned bedrooms, including two en-suite bathrooms, an additional shower room, and a separate utility room. Situated on the highly sought-after Bryanston Square, residents also benefit from access to the private, gated communal gardens.

3 Bedrooms : 3 Bathrooms : 1 Reception Rooms : Utility Room : EPC C : Council Tax Band F

## Key Features

- NEWLY REFURBISHED
- ACCESS TO SQUARE
- WOODEN FLOORS
- UTILITY ROOM

## Terms

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



**Total area (approx.): 131.3 sq. m (1413.3 sq. ft)**

**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.