



A Garden Square Two Bedroom Apartment
Located on Bryanston Square in the Heart of
Marylebone

BRYANSTON SQUARE

MARYLEBONE, W1H

Offers in excess of
£2,000,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £2,000,000	Square Footage 1,387
Council Tax Band G	EPC D
Tenure Share of Freehold	Service Charge £7,564

This wonderful apartment occupies the ground floor of this well-maintained portered building. Measuring just shy of 1400 square feet, the property offers plenty of light and space throughout and gives a prospective purchaser the chance to be able to update and fully make their own. There are two spacious reception rooms, which both open out onto the beautifully maintained communal gardens, of which only three other apartments have access. There is also a spacious kitchen, with plenty of space for dining. two bedrooms, both with en-suite bathrooms and a separate guest WC.

Located on the sought-after Bryanston Square, residents also enjoy exclusive access to the beautifully maintained garden square. Excellent transport links are available nearby, with Baker Street providing access to multiple tube lines connecting to the City and the West End, and the District Line accessible at Edgware Road.

The property is also perfectly positioned to take advantage of the array of great eateries, coffee shops, and bars in Marylebone Village and Marylebone High Street.

FEATURES

- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Residents Parking
- 24 Hour Security
- Ground Floor

LOCATION



HYDE PARK SALES
24-25 Albion Street, W2 2AX

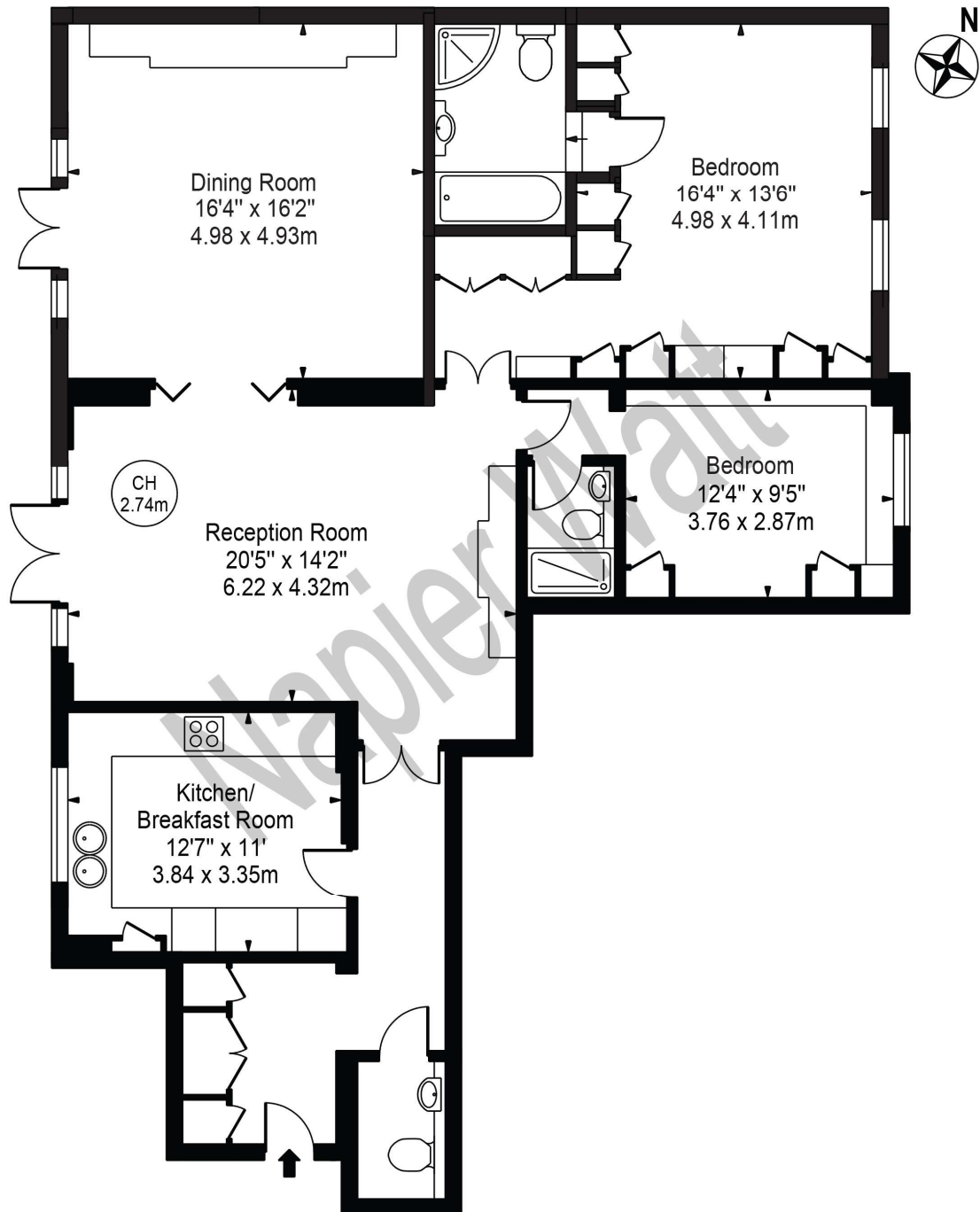
020 7262 2030
sales.hydepark@bhhs-london.com



FLOORPLAN

Bryanston Square

Approx. Gross Internal Area 1387 Sq Ft - 128.85 Sq M



Raised Ground Floor

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.