



BRYANSTON SQUARE, LONDON, W1H
£2,650,000

Carter Jonas

BRYANSTON SQUARE, LONDON, W1H

This bright two bedroom two bathroom apartment has recently been refurbished throughout, is located on the second floor (with lift). The apartment comprises of a bright south facing reception with views over Bryanston square, eat-in Kitchen, master bedroom with built in wardrobes and en suite shower room, second bedroom with walk-in wardrobe, separate bathroom. The apartment benefits from under floor heating throughout and a separate storage cupboard within the apartment building. Residents of the square have access to the private manicured gardens for a small annual fee.

Bryanston Square is a beautiful Georgian garden square in the heart of Marylebone. It is perfectly located for the boutiques shops and restaurants of the nearby High Street. The closest stations include: Marble Arch (0.5 miles), Edgware Road (0.4Miles) and Baker Street (0.4 miles).

AMENITIES

- **Recently Refurbished**
- **Views of Garden Square**
- **Lift**
- **2 Bedrooms**
- **2 Bathrooms**

TENURE Leasehold 999 years from and including 1 January 2014

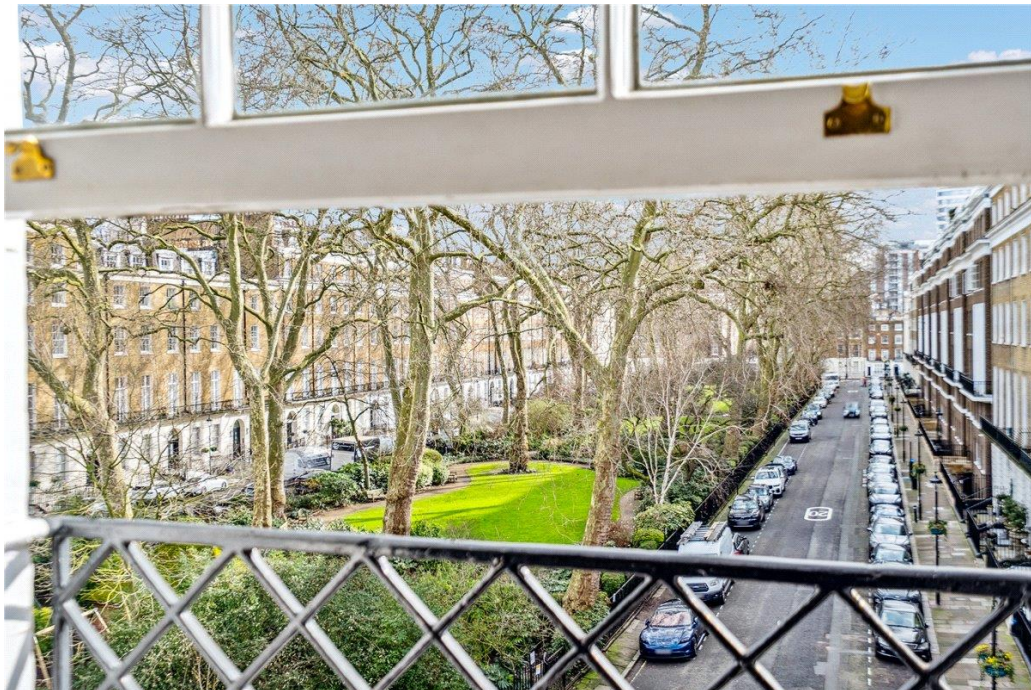
LOCAL AUTHORITY City of Westminster

EPC BAND D

RECENTLY REFURBISHED TWO BEDROOM TWO BATHROOM APARTMENT OVERLOOKING BRYANSTON SQUARE.



Classification L2 - Business Data



Flat 2 25 Bryanston Square, W1H

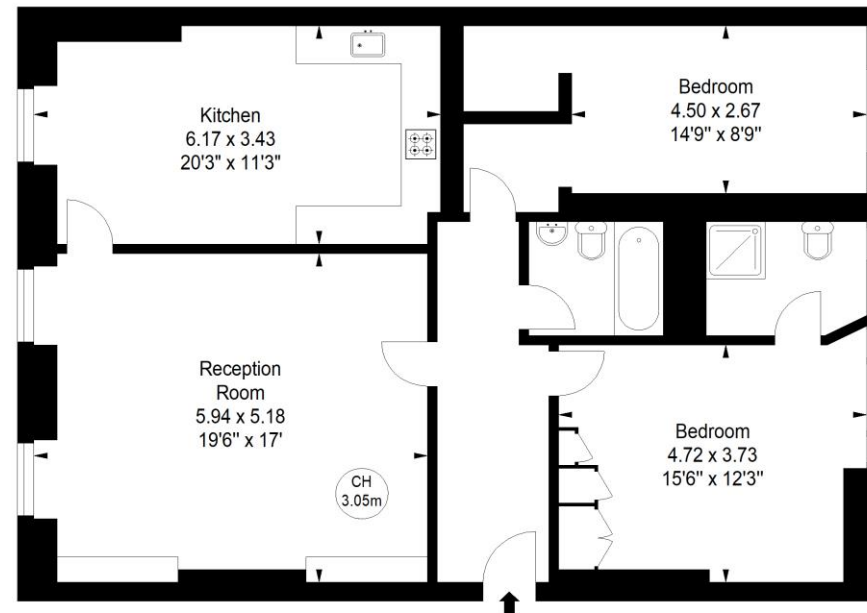
Gross internal area (approx)

108.88 sq m (1, 172 sq ft)

For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice.

Key :
CH - Ceiling Height



Second Floor

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
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IMPORTANT INFORMATION

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