



**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**

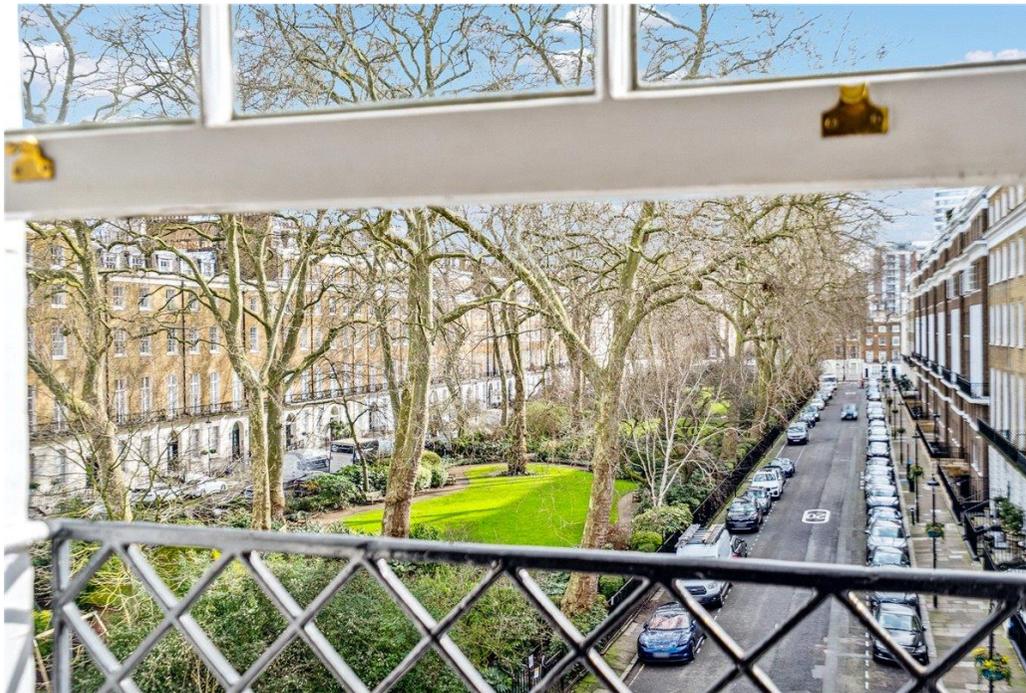
**TENURE** Leasehold 999 years from and including 1 January 2014

**LOCAL AUTHORITY** City of Westminster

**EPC BAND** D

## RECENTLY REFURBISHED TWO BEDROOM TWO BATHROOM APARTMENT OVERLOOKING BRYANSTON SQUARE.





## Flat 2 25 Bryanston Square, W1H

Gross internal area (approx)

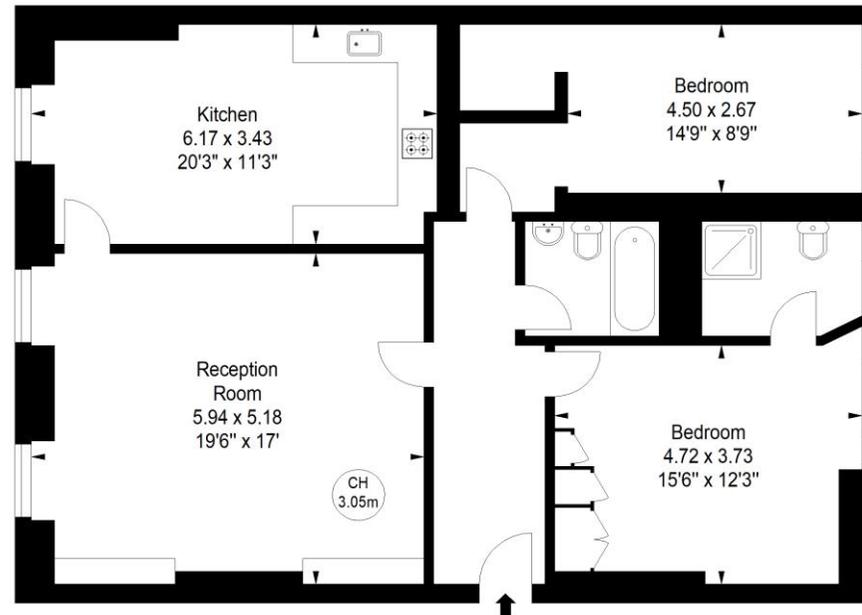
**108.88 sq m (1, 172 sq ft)**

**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

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