

TO
LET



Flat 16, 33 Bryanston Square, Marylebone, London W1H 2DX

£3,200 p/w

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Flat 16, 33 Bryanston Square, Marylebone, London, W1H 2DX
£3,200 p/w



PROPERTY DESCRIPTION

A spacious 4 bedroom lateral apartment on the 5th floor of this elegant and well managed block with high ceilings throughout. The flat offers superb views over this exclusive private garden square and a new kitchen and en suite principal bathroom. A short stroll to the bustling village shops of Marylebone High Street, close to transport of Baker Street with Hyde Park and Regents Park within easy reach. EPC – C, Council Tax (Westminster) Band H, Security Deposit £19,200. Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating. Broadband: good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply).

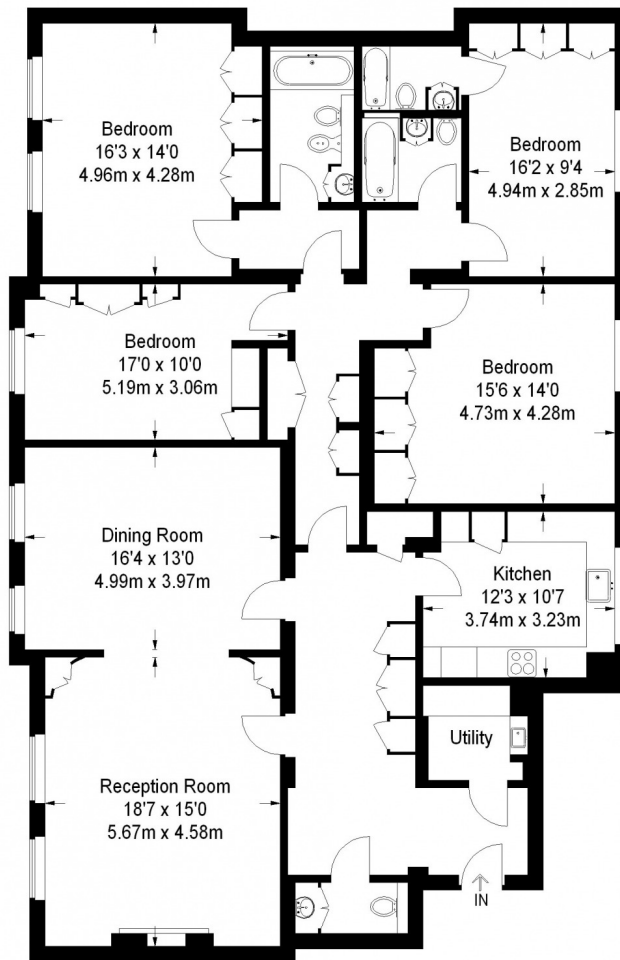
Large Entrance Hall : Living Room : Dining Room : New Refurbished Kitchen : Principle Bedroom With New En Suite Bathroom : 2nd Double Bedroom With En Suite Bathroom : 2 Further Bedrooms : Family Bathroom : Guest Cloakroom : Utility Room : Use Of Private Communal Gardens (fees apply) : 24 Hour Porter : Lifts: Furniture Hire packages available

ACCOMMODATION

- Living Room Open Plan to Dining Room
- New Refurbished Kitchen
- Principal bedroom with En Suite Bathroom
- 2nd Double Bedroom with En Suite Bathroom
- 2 Further Double Bedrooms
- Family Bathroom
- Guest Cloakroom
- Utility Room
- Use of Communal Gardens (fee payable)
- 24 hour Porters
- Lifts



Approximate Gross Internal Area
2034 sq ft / 189 sq m



Fifth Floor

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (82+) | A | | |
| (69-81) | B | | 85 |
| (55-68) | C | 76 | |
| (39-54) | D | | |
| (21-38) | E | | |
| (9-20) | F | | |
| (1-8) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |