

TO  
LET



Flat 11, 26 Bryanston Square, Marylebone, London W1H 2DS

£850 p/w

107, Crawford Street, London, W1H 2JA 0207 4866711 [dee@mcglashans.co.uk](mailto:dee@mcglashans.co.uk)



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**£850 p/w**



## PROPERTY DESCRIPTION

A stunning recently refurbished one bedroom penthouse apartment (with lift) situated in this elegant period building overlooking Bryanston Square. The property offers a rare blend of period elegance and contemporary sophistication.

Ideally located on Bryanston Square, the property is just a picturesque stroll from the vibrant village atmosphere and boutique shops, cafés and restaurants of Marylebone High Street. Excellent transport links are available nearby at Baker Street station, while the green open spaces of Hyde Park and Regent's Park are both within easy reach.

EPC – D, Council Tax (Westminster) Band E, Security Deposit – five weeks rent, 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).

Living/Dining Room: Eat In Kitchen: Principle Bedroom With En Suite Bathroom: Guest Cloakroom, Use Of Private Communal Gardens (fees apply), Furniture Hire packages available

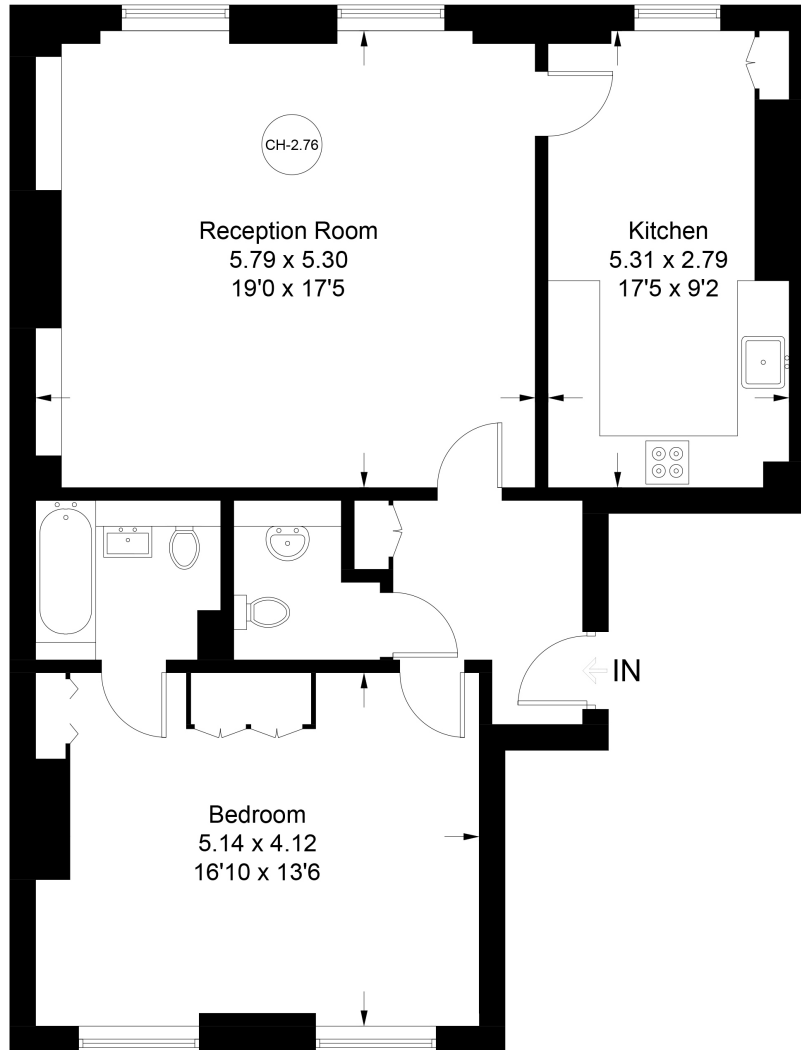
## ACCOMMODATION

- Living / Dining Room
- Eat In Kitchen
- Principal Bedroom with En Suite Bathroom
- Guest Cloakroom
- Use of Bryanston Square Communal Gardens ( fee payable)
- Furniture Hire Package Available (Additional Fee)



# Bryanston Square

Approximate Gross Internal Area = 82.0 sq m / 883 sq ft



## Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281835)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	B		
(61-81)	C		
(55-60)	D		
(55-60)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		58	79

England, Scotland & Wales