

TO  
LET



Flat 12, 26 Bryanston Square, Marylebone, London W1H 2DS

£490 p/w

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**Flat 12, 26 Bryanston Square, Marylebone, London, W1H 2DS**  
**£490 p/w**



## PROPERTY DESCRIPTION

A newly decorated studio apartment on the lower ground floor of this period building offering an attractive mix of modern finishes and period features, including lovely sash windows.

Bryanston Square is a prestigious location close to excellent travel links - road, rail and underground and is also close to the open green spaces of Regents Park and Hyde Park. Marylebone High Street with its mix of cafes, restaurants and boutiques is a short walk away and everything the West End has to offer is just beyond. EPC –C, Council Tax (Westminster) Band D , Security Deposit £2,450. 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).

Studio Room, Kitchen, Bathroom, Utility room, Use of Square Gardens (fee payable), Additional Vault storage (fee payable).

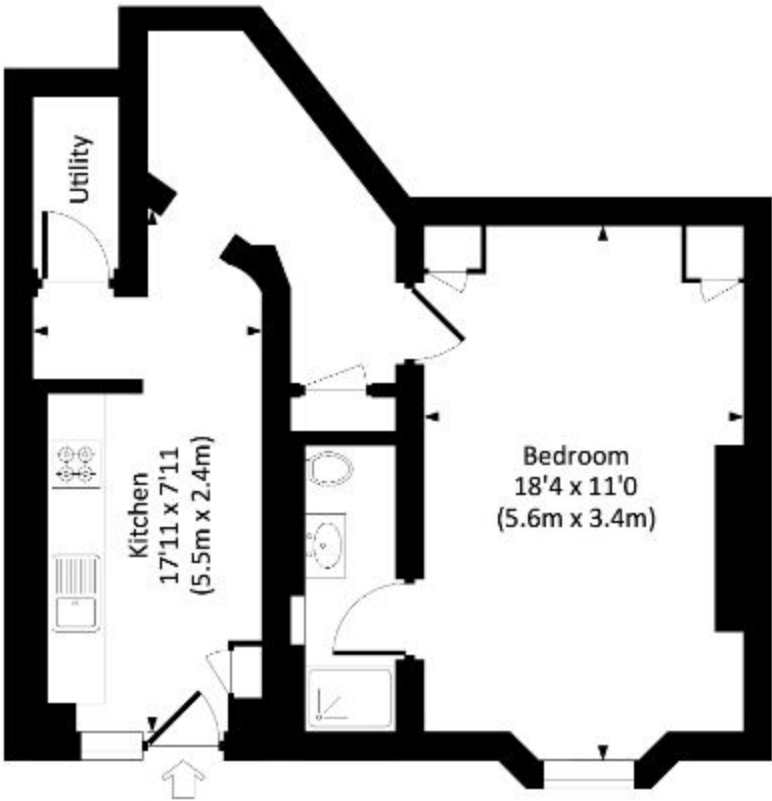
## ACCOMMODATION

- Studio Room
- Kitchen
- Bathroom
- Utility Room
- Use of Bryanston Square Communal Gardens ( fee payable)
- Additional Vault Storage (fee payable)



# BRYANSTON SQUARE, W1H

Approx. gross internal area  
488 Sq Ft. / 45.3 Sq M.



LOWER GROUND FLOOR

Energy Efficiency Rating			
Very energy efficient - lower running costs			CurrentPotential
(82+)	A		7378
(61-81)	B		
(43-60)	C		
(35-42)	D		
(19-34)	E		
(11-18)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC