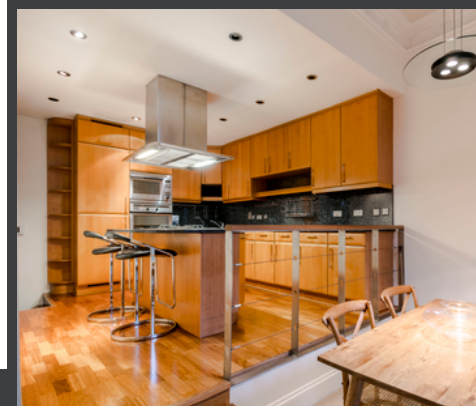




Bryanston Square, London. W1H

An extremely spacious two bedroom, first floor apartment in a grand Georgian period building. The flat has lovely views directly over the square gardens and beautiful high ceilings and floor to ceiling windows, along the front is access to a private Juliet balcony overlooking the private square gardens.



£1,400 p/w

PROPERTY DESCRIPTION

An extremely spacious two bedroom, first floor apartment in a grand Georgian period building. The flat has lovely views directly over the square gardens and beautiful high ceilings and floor to ceiling windows, along the front is access to a private Juliet balcony overlooking the private square gardens. Bryanston Square is a prime Marylebone location, with the High Street a short stroll away and transport links close by at Baker Street, Bond Street and Marble Arch. Hyde Park is also within very easy walking distance. EPC -C: Council Tax (Westminster) Band G: Security Deposit - £8,400. 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.

Reception Room: Kitchen Open Plan To Dining Area: Principle Bedroom With En Suite Bathroom: 2nd Double Bedroom:
Further Bathroom: Lift: Access To Private Square Gardens (Fees Apply)

FEATURES

- Reception room
- Kitchen Open Plan to Dining
- Principle Bedroom with En Suite
- 2nd Double Bedroom
- 2nd Bathroom
- Lift
- Access to Private Garden Square (fees apply)



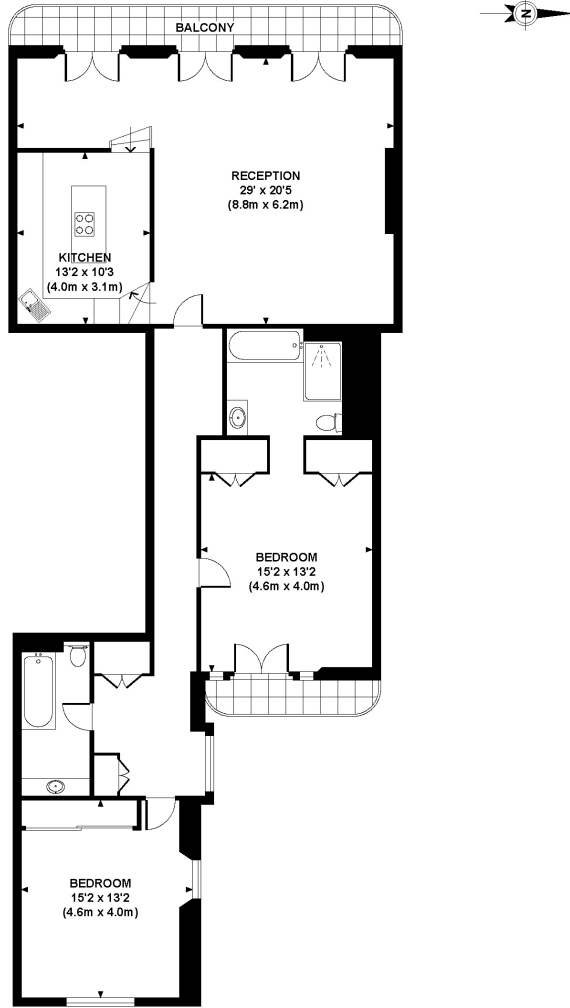
ROOM DESCRIPTIONS



FLOORPLAN & EPC



BRYANSTON SQUARE
Approximate Gross Internal Area 1355 sq ft / 126 sq m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1355 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-PHOTOGRAPHY.NET

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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