

TO
LET



Flat 5, 26 Bryanston Square, Marylebone, London W1H 2DS

£975 p/w

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PROPERTY DESCRIPTION

A stunning first floor one bedroom apartment offering spectacular ceiling height and wonderful tall windows to the reception room which afford lovely southerly views along the length of the square. This spacious flat offers an attractive mix of neutral colors combined with period features.

Bryanston Square is a highly desirable address, close to excellent transport links at Baker Street, Marylebone, and Paddington and with the cosmopolitan shopping of Marylebone High Street just a short walk away. Both Regents Park and Hyde Park are also within easy reach.

Security Deposit - £5,850, EPC - D, Council Tax (Westminster) Band F, Gas Water and Sewerage - All mains connected, Heating gas central heating, Mobile - Good service, Broadband - Good service available, Parking - Westminster Residents Permit required (fee payable).

Reception / Dining Room: Double bedroom: Jack and Jill bathroom: Access to Square Gardens (fee payable): Lift

ACCOMMODATION

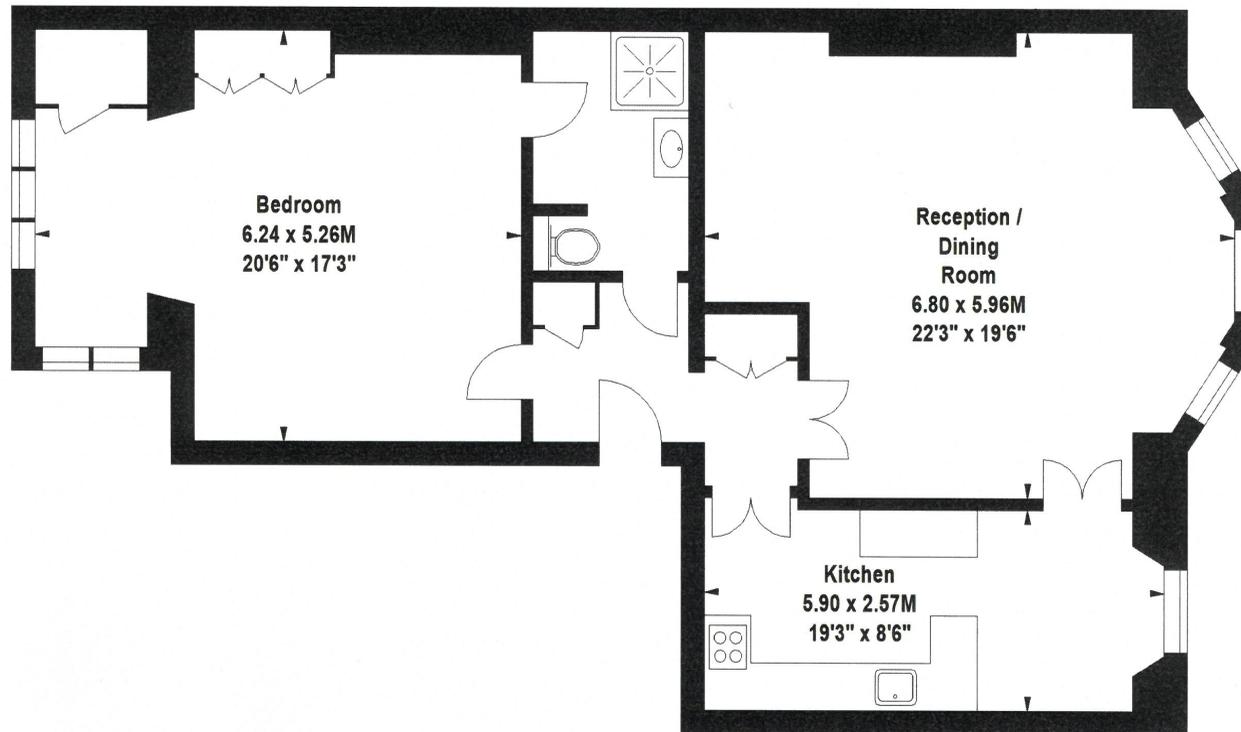
- Reception / Dining Room
- Eat in Kitchen
- Double Bedroom
- Jack and Jill Bathroom
- Access to Private Gated Communal Garden (fees apply)





Bryanston Square, W1H

Approximate Gross Internal Area 95.13 sq m (1024 sq ft)



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	