

TO  
LET



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

£1,250 p/w

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**£1,250 p/w**





## PROPERTY DESCRIPTION

A stunning newly refurbished 2 bedroom apartment on the lower ground floor of this period building on Bryanston Square, offering wooden floors and neutral decor throughout. The reception room leads on to an attractive private decked patio area via French doors and the principal ensuite bedroom overlooks this outdoor area. There is a second double bedroom, further shower room and a generously sized kitchen offering plenty of space for dining. The attractive hallway is large enough to accommodate a home office space, if required. This spacious apartment can be accessed via its own entrance or via the main entrance to the building if preferred.

This is a super location, a short stroll to the bustling village shops of Marylebone High Street. Close to transport of Baker Street with the green space of Hyde Park and Regents Park within easy reach.

EPC – C, Council Tax (Westminster) Band C, Security Deposit £7,500 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: Kitchen: Principle Bedroom With En Suite Bathroom, Further Double Bedroom, 2 Additional Bathrooms, Private Decked Patio, Use Of Private Communal Gardens (fees apply), Furniture Hire packages available

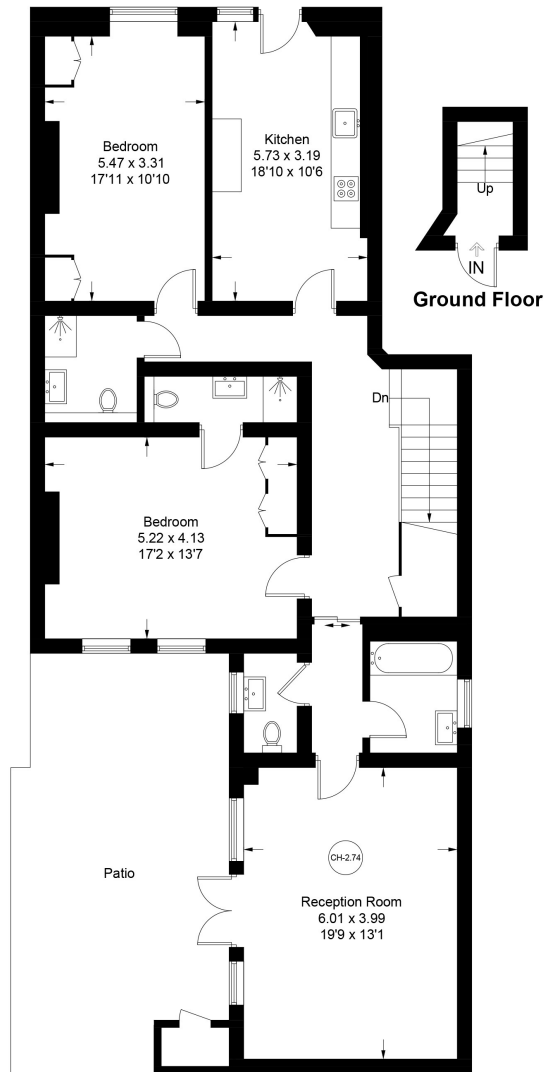
## ACCOMMODATION

- Living / Dining Room
- Eat In Kitchen
- Principal bedroom with En Suite Bathroom
- 2nd Double Bedroom
- Further Bathroom
- Guest cloakroom
- Private Decked Patio
- Use of Bryanston Square Communal Gardens ( fee payable)
- Furniture Hire Packages Available



## Bryanston Square

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft



### Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1178368)

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