

FOR
SALE



Flat 4, 9 Bryanston Square, Marylebone, London W1H 2DJ

£2,300,000 - Leasehold

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PROPERTY DESCRIPTION

An exquisite, recently refurbished lateral apartment set within an elegant period building on the highly sought-after Bryanston Square. Finished to an exceptional standard, the apartment offers refined contemporary living with stylish interiors and attractive views over the private square gardens.

The accommodation comprises a generous reception room with dining area, a sleek eat-in kitchen, a principal bedroom with luxurious en suite bathroom and excellent storage, a second spacious double bedroom with en suite bathroom, a separate study/home office and a guest cloakroom. The building benefits from lift access to the second floor and access to the private square gardens (by separate arrangement).

Ideally positioned moments from Marylebone High Street, with excellent transport links at Baker Street, Bond Street and Marble Arch, and within easy reach of Regent's Park and Hyde Park.

The Lease expires 15th March 2197 – approximately 171 year remaining and the Service Charge is approximately £694.18 per quarter, Council Tax (Westminster) Band G, Gas, Electricity, Water and Sewerage – all mains connections. Broadband - good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply),

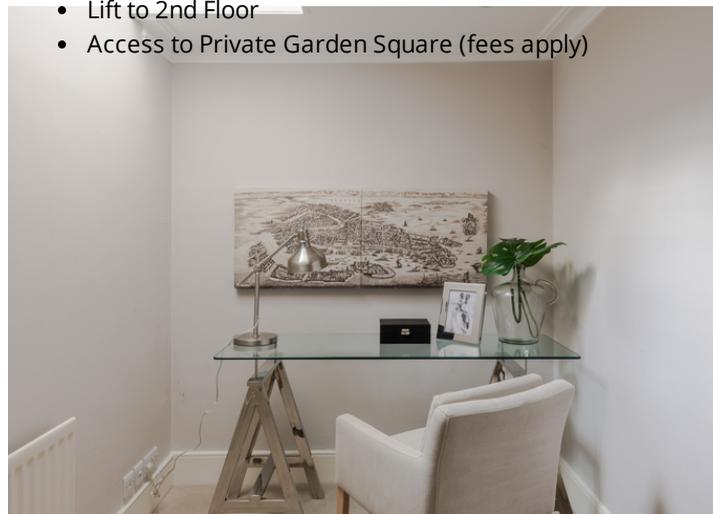
Spacious reception room with dining area, eat-in kitchen, principle bedroom with en suite bathroom featuring a walk in shower and excellent storage, 2nd large bedroom with en suite bathroom and generous storage, study/home office, guest cloakroom, lift to 2nd floor, access to private Square Gardens (fees apply).

ACCOMMODATION

- Spacious Reception Room with Dining Area
- Eat In Kitchen
- Principal bedroom with En Suite Bathroom featuring a Walk In Shower
- Second Large Bedroom with En Suite Bathroom
- Excellent Storage

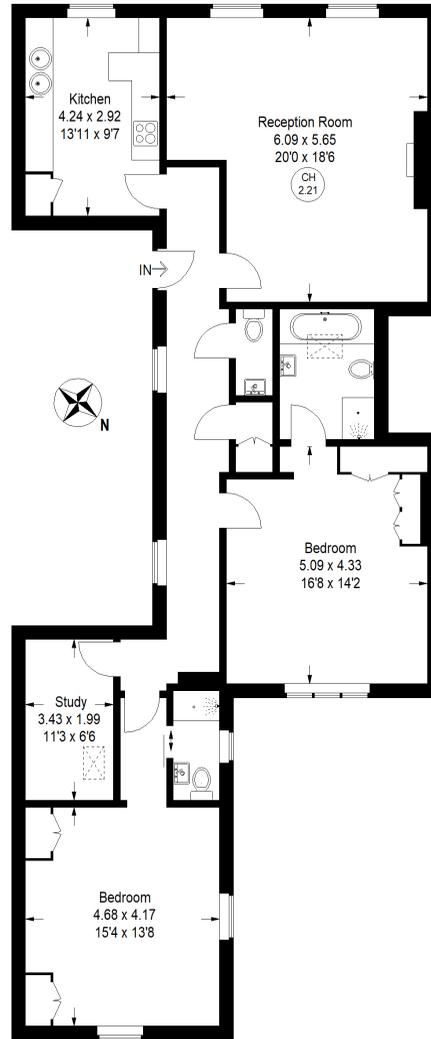


- Study / Home Office
- Guest cloakroom
- Lift to 2nd Floor
- Access to Private Garden Square (fees apply)



Bryanston Square

Approximate Gross Internal Area
124.1 sq m / 1336 sq ft



Fourth Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	