

TO  
LET



Flat 78 Bryanston Court, George Street, Marylebone, London W1H 7HD

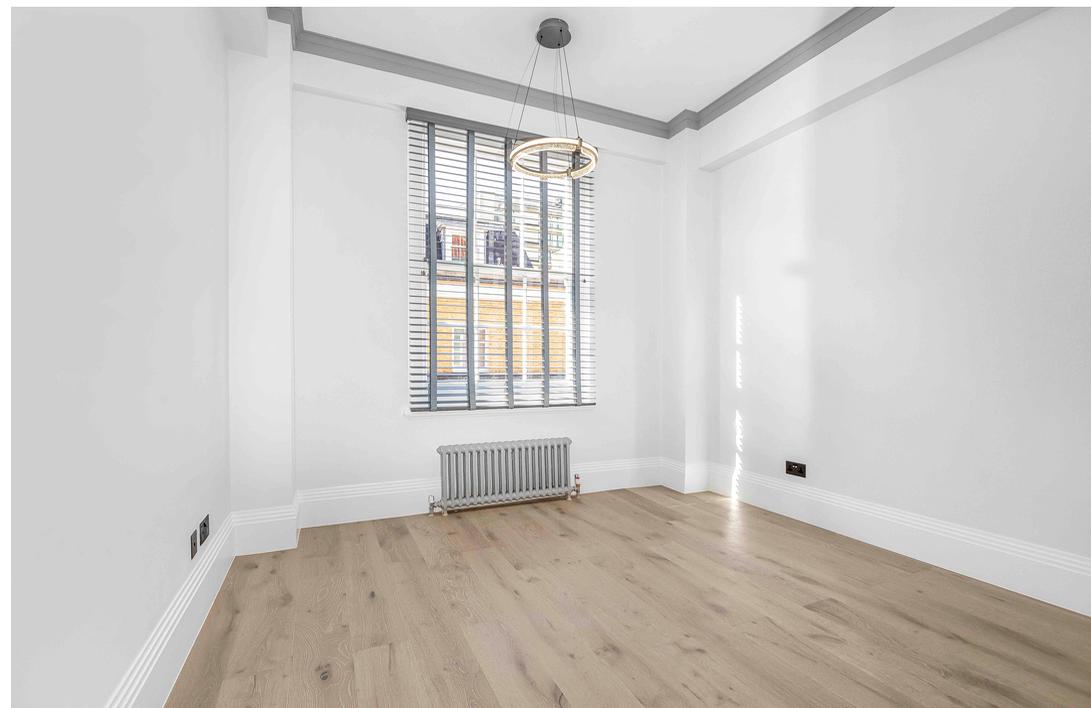
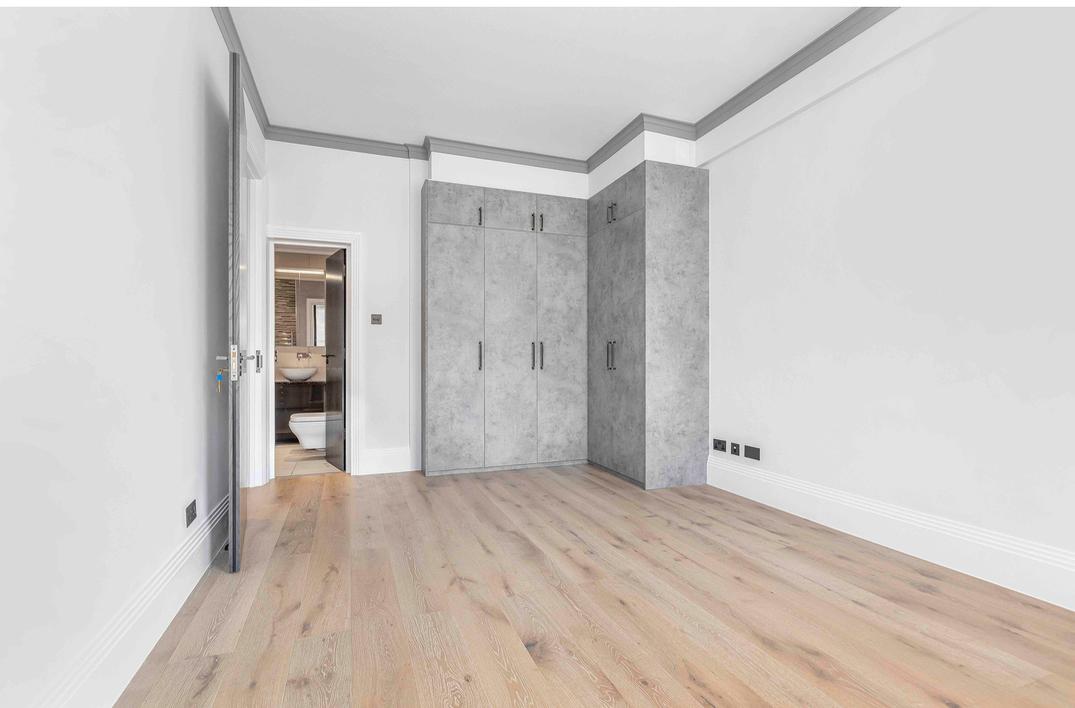
£1,975 p/w

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**Flat 78 Bryanston Court, George Street, Marylebone, London, W1H 7HD**  
**£1,975 p/w**



## PROPERTY DESCRIPTION

A spacious, newly refurbished three bedroom flat with lovely high ceilings on the 5th floor of this prestigious and popular development in Marylebone, which offers the additional benefits of lifts and 24 hour Porters. The Flat affords excellent size living space and has a principle bedroom with an en suite bathroom. There are 2 further bedrooms, a family bathroom, and a guest cloakroom. The flat also offers wooden flooring throughout. Bryanston Court is well located, with Marylebone High Street and Hyde Park both a short walk away, and with Bond Street and Marble Arch stations close by. EPC – D, Council Tax (Westminster) Band G, Security Deposit £11,850. 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).

Large living / dining room: Kitchen: Principle bedroom with en suite bathroom: 2 further bedrooms: Family Bathroom: Guest Cloakroom: Lift: Porter.

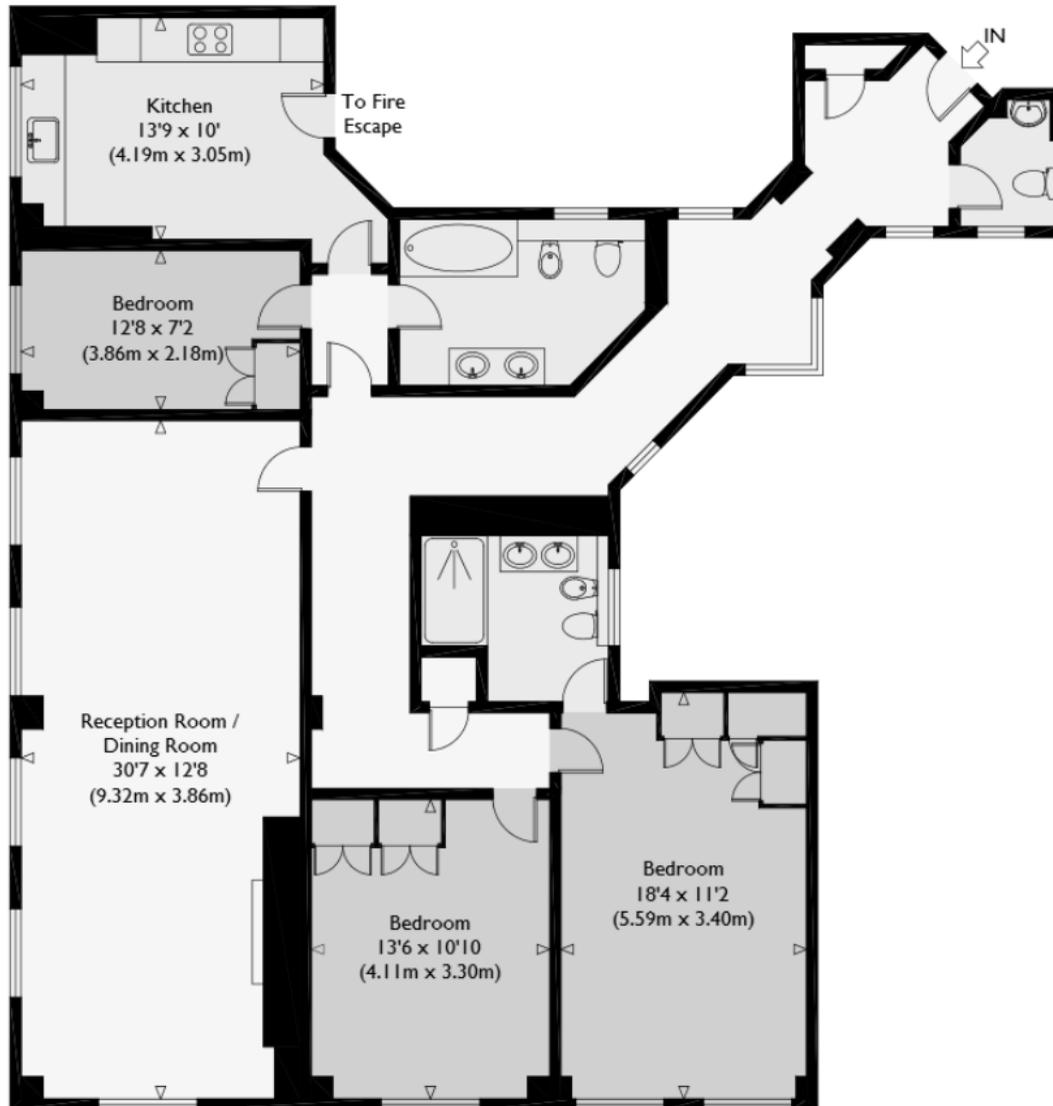
## ACCOMMODATION

- Large Living / Dining Room
- Kitchen
- Principle bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Guest cloakroom
- Lift
- 24 Hour Porter



# George Street, W1

Approximate Gross Internal Floor Area : 1513 sq ft / 140.6 sq m



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-92)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales