



**BRYANSTON SQUARE, MARYLEBONE, W1H**  
£4,250 per week\*

**Carter Jonas**

# **BRYANSTON SQUARE, MARYLEBONE, LONDON, W1H 7LL**

**A brand new, fully refurbished house on the sought-after Bryanston Square., with access to the private gardens.**

- 4 or 5 Bedrooms
- 4 Bathrooms
- Modern Kitchen
- Utility Room
- Guest WC
- Patio, Courtyard & Balcony
- Brand New Refurb

## **THE PROPERTY**

This stunning house on Bryanston Square is set over five floors and has been newly refurbished to a very high standard.

On the ground floor there is a spacious reception/dining room, modern fully fitted kitchen, guest WC and a private patio.

The first floor consists of second large reception room, with a balcony and a terrace.

Across second and third floors there are a further three bedrooms, three bathrooms & a guest WC.

The fifth large bedroom is situated in the basement, along with a bathroom, utility area and private courtyard.

The property provides access to the residents only Bryanston Square and Portman Square.

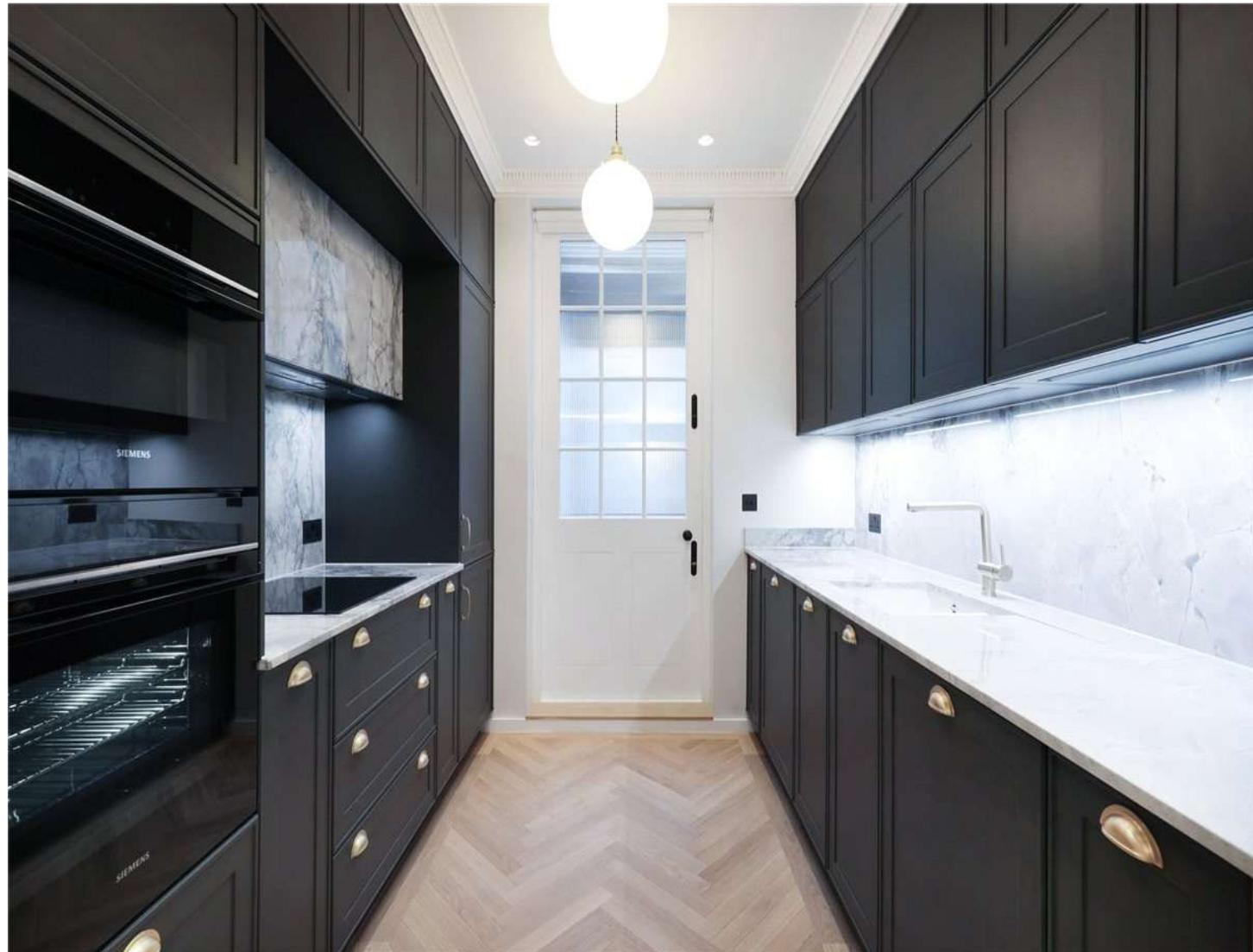
The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost).

Holding deposit is 1 week's rent = £4,250 (at asking price)

Security deposit is 8 week's rent = £34,000 (at asking price £4,250pw)

Minimum term 12 months



## LOCATION

or eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

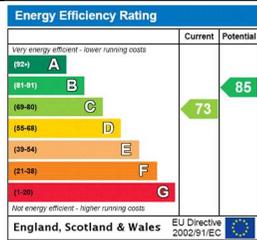
Bryanston Square is a short walk from Marylebone High Street, as well as Marble Arch and Baker Street Stations, and is an ideal location for all the West End's world-class amenities. Hyde Park's beautiful open spaces are also a short walk away (approximately 0.4 miles).

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band H



# Bryanston Square, W1H

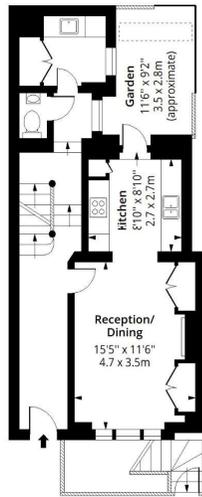
Approx. Gross Internal Area 2690 Sq Ft - 249.90 Sq M

Approx. Gross Balcony/ Terrace Area 139 Sq Ft - 12.91 Sq M



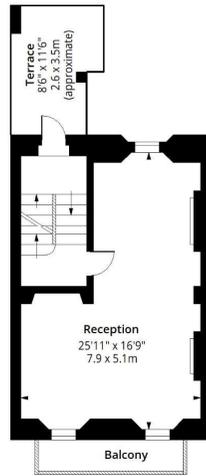
**Basement**

Floor Area 906 Sq Ft - 84.17 Sq M



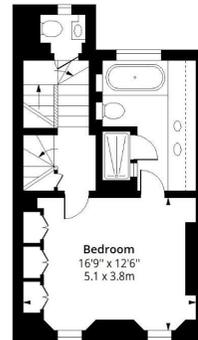
**Ground Floor**

Floor Area 511 Sq Ft - 47.47 Sq M



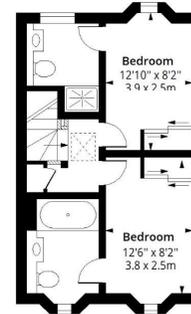
**First Floor**

Floor Area 433 Sq Ft - 40.23 Sq M



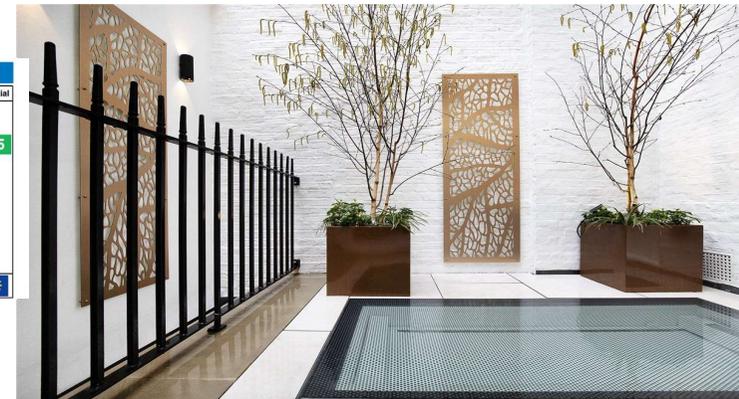
**Second Floor**

Floor Area 428 Sq Ft - 39.76 Sq M



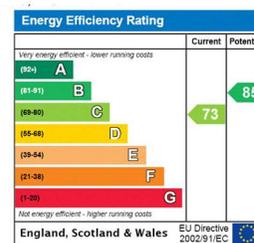
**Third Floor**

Floor Area 412 Sq Ft - 38.27 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## IMPORTANT INFORMATION

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