



BRYANSTON SQUARE, MARYLEBONE, W1H
£1,650 per week*

Carter Jonas

BASEMENT FLAT, BRYANSTON SQUARE, MARYLEBONE, LONDON, W1H 2DH

- Newly refurbished
- Three bedrooms
- Two bathrooms
- Access to private square gardens
- Offered unfurnished (or furnished at extra cost)

LOCATION

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).

THE PROPERTY

This immaculate property has been finished to an exceptional standard throughout. Located on the highly demanded Bryanston Square with access to the private, residents only Gardens. Comprising of three bedrooms, two en-suite, shower room, utility room and open plan kitchen/reception room.

Bryanston Square is an 800-by-200-foot garden square in Marylebone, London. Terraced buildings surround it — often merged, converted or sub-divided, some of which remain residential. The southern end has the William Pitt Byrne memorial fountain. Next to both ends are cycle parking spaces.

The property is professionally managed by The Portman Estate.

Holding deposit is 1 week's rent = £1,650 (at asking price)

Security deposit is 6 week's rent = £9,900 (at asking price £1,650pw)

Minimum term 12 months

Council Tax Band F

This stunning three-bedroom apartment has been fully refurbished and benefits from a large living room as well as use of the gated communal gardens of Bryanston Square.



Virtual Tour:
<https://kuula.co/share/collection/7Ffrb?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

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 F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Bryanston Square, W1H

Approx. Gross Internal Area 1517 Sq Ft - 140.93 Sq M



Lower Ground Floor
Floor Area 1517 Sq Ft - 140.93 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 of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 27/02/2023



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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