



**GEORGE STREET, LONDON, W1H**  
£2,475 per week\*

**Carter Jonas**

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## **BRYANSTON COURT, GEORGE STREET, LONDON, W1H 7HD**

- Four bedrooms
- Two bathrooms
- Refurbished
- Portered building.
- Furnished

### **THE PROPERTY**

A stunning four-bedroom lateral apartment within this sought-after residential building,

Boasting an impressive 1,780 square feet of living space, this residence offers a perfect blend of contemporary elegance, spaciousness, and convenience.

Holding deposit is 1 week's rent = £2,475 (at asking price)

Security deposit is 6 weeks rent = £14,850 (at asking price £2,475pw)

Minimum term 12 months

Council Tax Band H

Bryanston Court is superbly located for the world class amenities of Marylebone and the West End together with the greenery of Hyde Park. The transport links are excellent from neighbouring Marble Arch, Bond Street and Edgware Road underground stations, Marylebone and Paddington train stations, and access to the West and Heathrow via the A40.

**A stunning four-bedroom apartment located in one of Marylebone's most popular red brick mansion blocks benefiting from a lift and 24-hour uniformed porters and impressive lobby.**



## 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

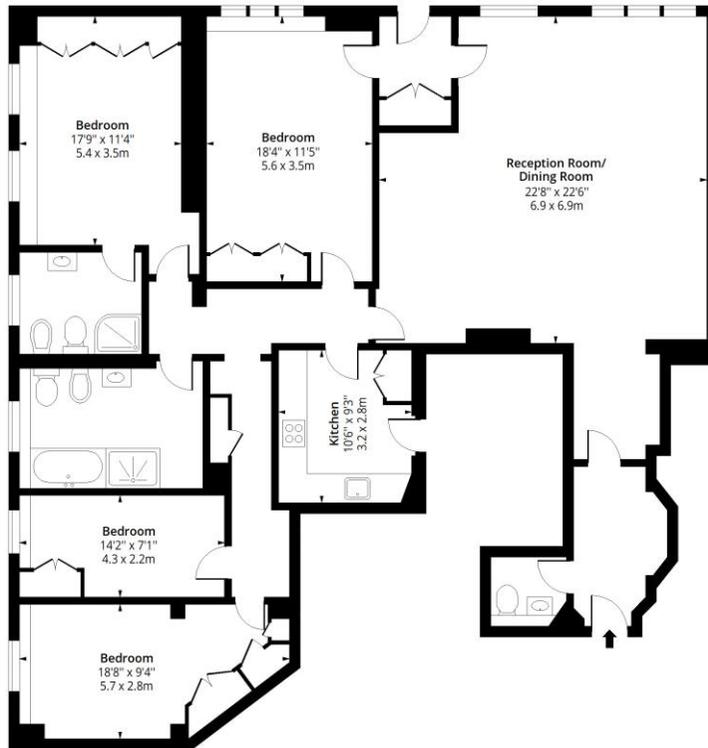
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Bryanston Court, W1H

Approx. Gross Internal Area 1779 Sq Ft - 165.27 Sq M



## Ground Floor

Floor Area 1779 Sq Ft - 165.27 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 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: 26/7/2023



## 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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