



BRYANSTON SQUARE, LONDON, W1H

£5,500 per week*

Carter Jonas

BRYANSTON SQUARE, LONDON, W1H 7LL

- Georgian House
- Five bedrooms
- Four bathrooms
- Three reception rooms
- Garage
- Garden and roof terrace
- Air conditioning
- Overlooking Bryanston Square
- Unfurnished (or furnished at additional cost)

THE PROPERTY

This exceptional house has been redecorated to the highest standards, featuring wooden flooring in the communal areas, air conditioning, high ceilings, and tall windows throughout.

On the ground floor, you will find a spacious entrance hall, a front reception room with period features, a large kitchen/breakfast room, a utility room, and a bedroom. There is direct access to the rear courtyard and garage via stairs.

The first floor boasts a second large reception room with high ceilings, a master bedroom with an en suite, a study room, and a roof terrace.

The second floor contains two additional large bedroom suites and a fourth bedroom.

Bryanston Square is one of central London's finest garden squares. The flat is superbly located for the world class amenities of Marylebone and the West End, together with the greenery of both Hyde Park and Regent's Park.

The transport links are excellent from nearby Marble Arch (0.4 miles), Bond Street (0.8 miles), Baker Street (0.5 miles) and Edgware Road (0.4 miles) underground stations, Marylebone (0.4 miles) and Paddington (0.9 miles) train stations, and access to the West and Heathrow via the A40.

This absolutely stunning five-bedroom family house overlooks the gardens of Bryanston Square in the centre of London, located close to Baker Street, Oxford Street and Hyde Park.



ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

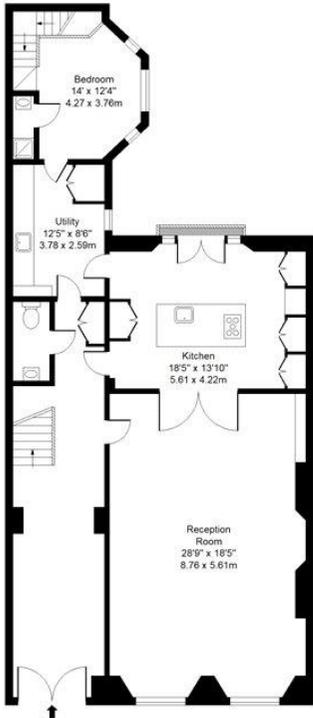
Local Authority Westminster City Council - Council Tax Band H

Energy Efficiency Rating

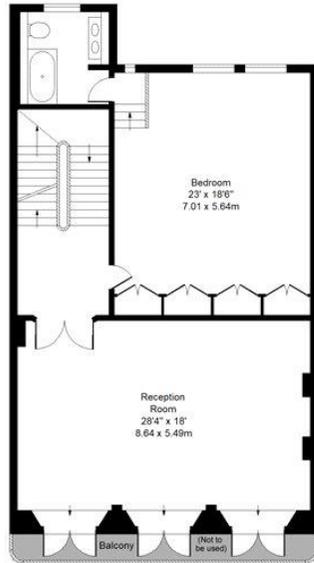
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



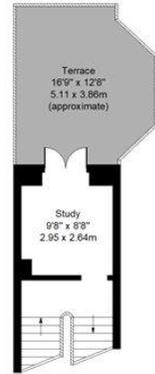
BRYANSTON SQUARE



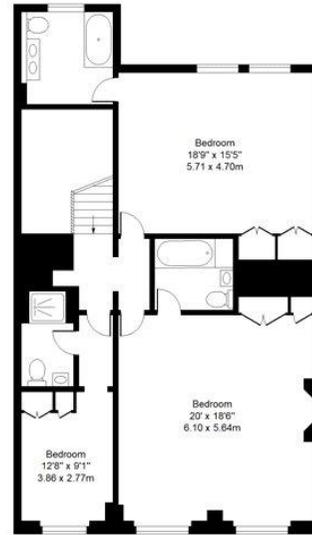
Ground Floor



First Floor



Half Landing



Second Floor

Approx. Gross Internal Area 4086 Sq Ft - 379.59 Sq M
For Illustrative Purposes Only - Not To Scale
www.ipaplus.com



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

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