



BRYANSTON SQUARE, MARYLEBONE, W1H

£1,600 per week*

Carter Jonas

FLAT 4, BRYANSTON SQUARE, MARYLEBONE, LONDON, W1H 2DT

- Access to private Bryanston Square gardens
- Wood flooring throughout
- Impressive reception room overlooking the square
- Fully fitted, high-spec kitchen
- Master bedroom with ample fitted wardrobes
- Second bedroom with shower and WC
- Main shower room
- Unfurnished or furnished at additional cost
- Pet Friendly

THE PROPERTY

The property offers a high specification finish throughout, featuring quality kitchen and bathroom fittings and elegant wood flooring.

The accommodation includes an impressive reception room overlooking the square, which leads through to a fully fitted contemporary kitchen. There is a spacious principal bedroom with extensive fitted wardrobes, a second bedroom with its own shower and WC, and a separate main shower room.

Available for long term rental on an unfurnished basis.

Pet friendly.

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).

Holding deposit is 1 week's rent = £1,600 (at asking price)

Security deposit is 6 week's rent = £9,600 (at asking price £1,600pw)

Minimum term 12 months

Council Tax Band F

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](https://www.ofcom.gov.uk/usage-checker/) for the most up-to-date details.

Stunning two-bedroom two bathroom flat in this attractive period conversion on this sought-after garden square in Marylebone.



ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local City of Westminster - Selective Licences - Council Tax
Authority Band F



Flat 4, Bryanston Square, W1H

Approximate Gross Internal Area
116.38 sq m / 1,253 sq ft

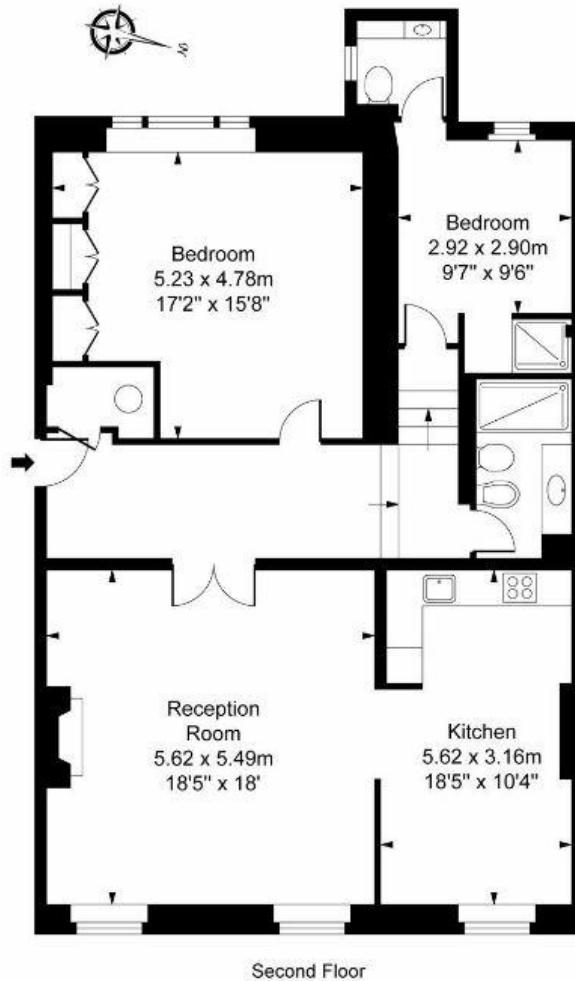


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.