Bryanston Square, Marylebone

Strutt & Parker

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A beautifully proportioned garden square residence in the heart of Marylebone.

Set within an elegant Georgian townhouse overlooking the prestigious Bryanston Square Garden, this exceptional apartment extends to approximately 2,675 sqft across the ground and first floors.

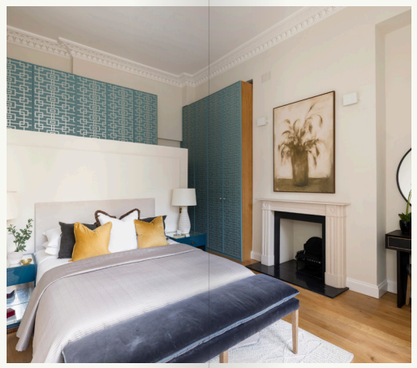
The magnificent 30-foot reception room is the focal point of the home, with three floor-to-ceiling windows opening onto an ornamental balcony and framing uninterrupted views across the private gardens. Gorgeous lateral living space is complemented by refined contemporary interiors, creating a rare balance of grandeur and understated sophistication.

The apartment features a spacious eat-in kitchen, dining room, utility room and three beautifully proportioned bedrooms - all with en suites.

Residents also enjoy access to the exclusive communal gardens of Bryanston Square.

2,675 sq ft (248 sq m)
Lift
Aircon
Flat
Balcony
Leasehold

Guide price £4,950,000



Location

Ideally positioned moments from Hyde Park, Regent's Park and the boutiques and restaurants of Marylebone Village, the property is superbly connected via Marble Arch, Paddington, Edgware Road and Marylebone Stations.

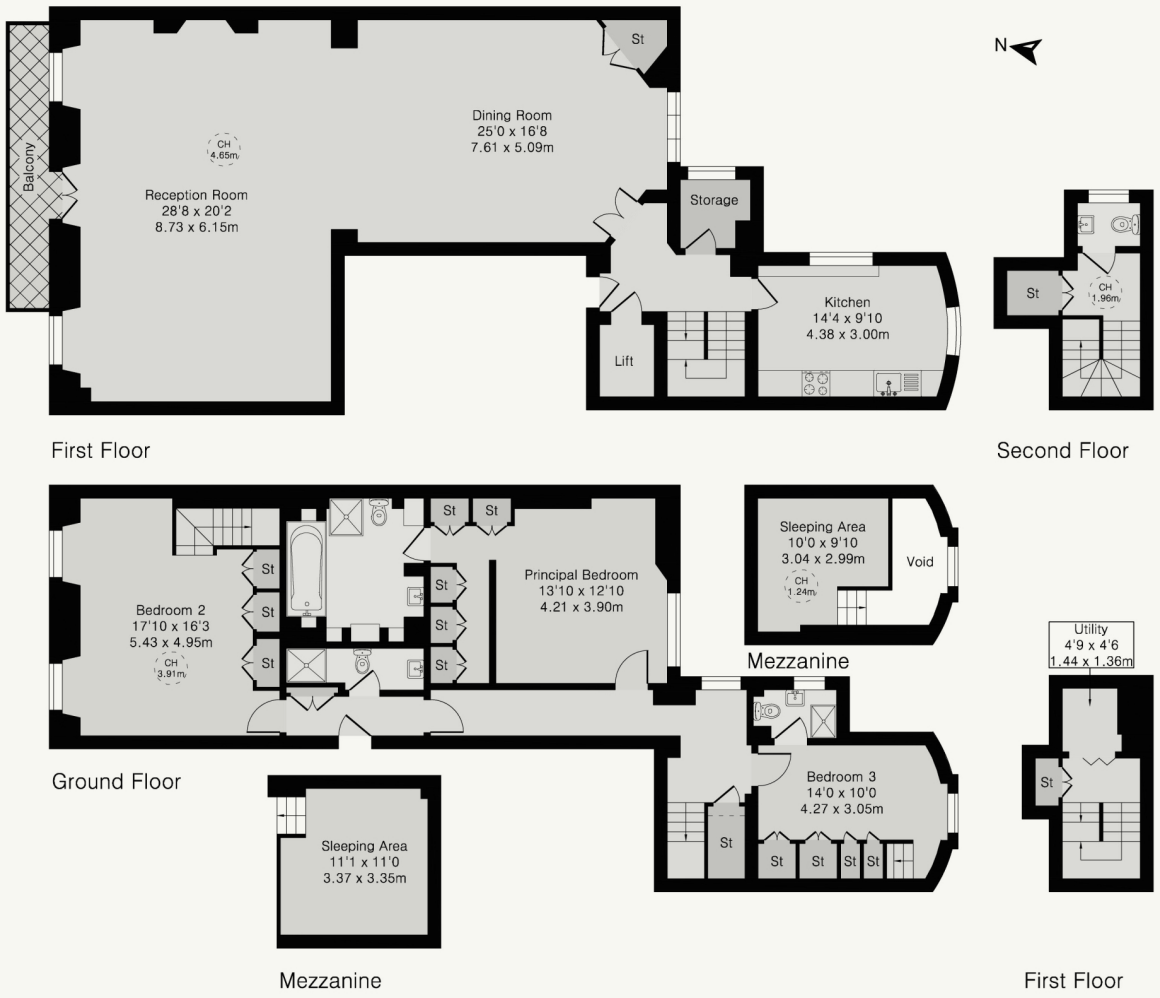
Postcode region: W1H

General

Tenure: Leasehold, 170 years 10 months
Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: C
Service Charge: £9,320 pa
Ground Rent: Peppercorn
Parking: Resident's permit
Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Approximate Gross Internal Area 2675 sq ft - 248 sq m

Ground Floor Area 1065 sq ft – 99 sq m
Mezzanine Area 207 sq ft – 19 sq m
First Floor Area 1310 sq ft – 121 sq m
Second Floor Area 93 sq ft – 9 sq m



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