



**BRYANSTON SQUARE, MARYLEBONE, W1H**

£1,750 per week\*

**Carter Jonas**

## FLAT 8, BRYANSTON SQUARE, MARYLEBONE, LONDON, W1H 7LL

- Professionally managed by The Portman Estate.
- Bright and spacious open plan kitchen and reception room
- Soaring ceilings and exposed beams, perfect for entertaining
- Two comfortable bedrooms
- Modern bathrooms for added convenience
- Private terrace with city views
- Access to Bryanston Square
- Unfurnished basis or furnished (at separate cost)

### THE PROPERTY

Discover this stunning fourth-floor apartment in Bryanston Square, offering approximately 94 sq m of stylish living space. Boasting a bright and spacious open-plan kitchen and reception room with soaring ceilings and exposed beams, perfect for entertaining. Two comfortable bedrooms and modern bathrooms provide comfort and convenience. Step out onto the private terrace and enjoy city views.

The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost)

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 Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

Holding deposit is 1 week's rent = £1,750 (at asking price)

## Stunning two-bedroom penthouse apartment situated on a magnificent Grade II listed building on Bryanston Square.



Security deposit is 6 week's rent = £10,500 (at asking price £1,750pw)

Minimum Term 12 months

Council Tax Band F

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

## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

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

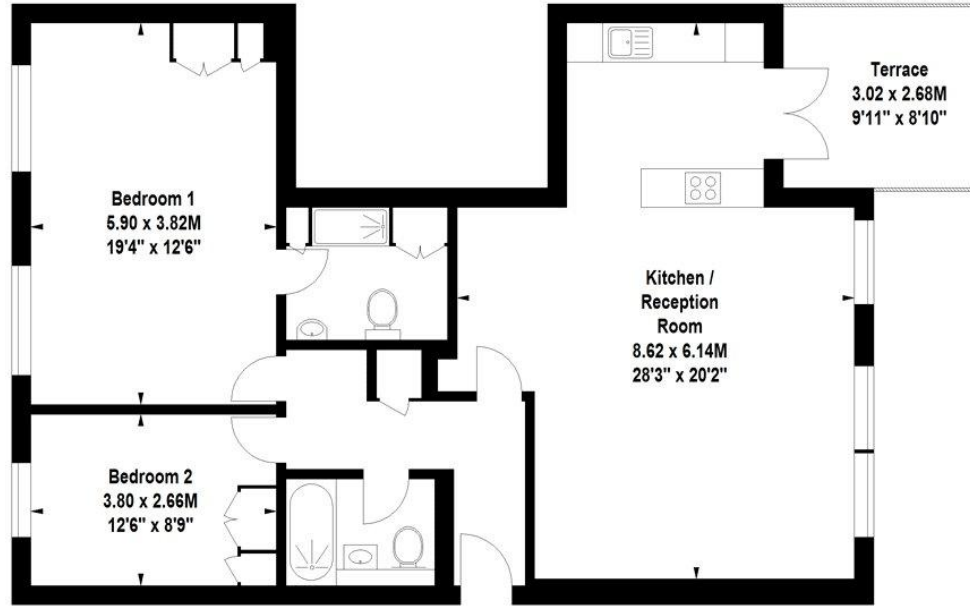
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Bryanston Square, W1

Approximate Gross Internal Area 93.64 sq m (1008 sq ft)



## Fourth Floor

hydepark@cluttons.com    020 7262 2226    cluttons.com

Floor Plan produced for Cluttons by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable



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### IMPORTANT INFORMATION

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