



ELLERTON HOUSE BRYANSTON SQUARE,  
LONDON, W1H  
£5,416 Per Month

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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

Ellerton House is a fine period apartment block in Bryanston Square and we are delighted to bring to the market a three bedroom apartment on the 4th floor (with a lift), offering west facing views over the Square gardens. The accommodation spans 1236 sq ft and comprises a reception room/dining room with three windows onto the Square, a good sized eat-in kitchen, master bedroom suite with French doors onto a terrace, 2nd double bedroom, bedroom 3, shower room and guest WC. Other features include 24 hour

porterage, an underground garage space and smart communal parts. Bryanston Square is located close to Marble Arch and Baker Street underground stations and a 5 minute walk from Selfridges.

Entrance Hall : 29' Reception Room : Kitchen : Master Bedroom With Ensuite Bathroom : 2 Further Bedrooms : Shower Room : Guest WC : Terrace : Secure Parking



## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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