



1 Bryanston Square London, W1H 2DH

£750

A delightful two bedroom, two bathroom apartment within this very attractive Georgian development, situated on this pretty garden square in the lovely location of Marylebone. The apartment is on the third floor (with a lift) and comprises a bright, open plan reception room/kitchen, two bedrooms and two bathrooms (one en suite).

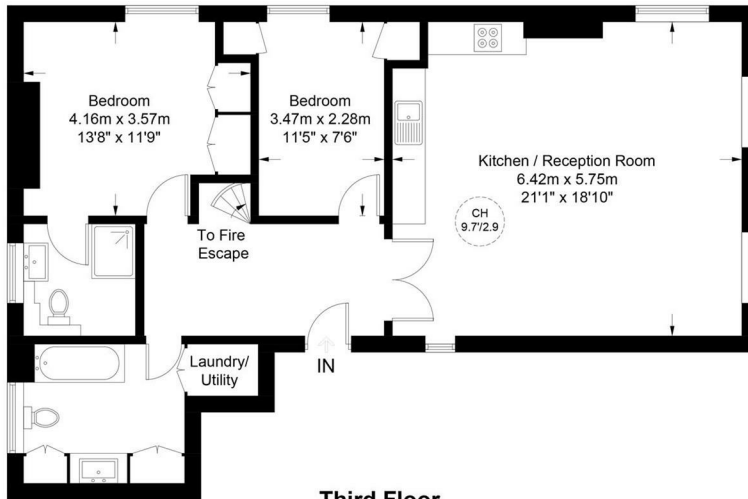
Marylebone still retains a village like atmosphere but is also vibrant and cosmopolitan in areas and is just a short walk from the hustle and bustle of Oxford Circus.

The flat further benefits from the nearby amenities and transport links of Baker Street underground station (Circle, Bakerloo, Metropolitan, Hammersmith & City and Jubilee Line), Oxford Circus underground station (Central, Bakerloo, Victoria lines) and Marble Arch (Bakerloo underground, Chiltern railway overground).

Bryanston Square, W1H



Approximate Gross Internal Area = 922 sq ft / 85.7 sq m



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID724847)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|-----------------------------|---------------------------------------------------|------------------------------------------------|---------------------------------------------------|
| Energy Efficiency Rating: A | Environmental Impact (CO ₂) Rating: B | Energy Efficiency Rating: A | Environmental Impact (CO ₂) Rating: B |
| Energy Efficiency Rating: B | Environmental Impact (CO ₂) Rating: C | Energy Efficiency Rating: B | Environmental Impact (CO ₂) Rating: C |
| Energy Efficiency Rating: C | Environmental Impact (CO ₂) Rating: D | Energy Efficiency Rating: C | Environmental Impact (CO ₂) Rating: D |
| Energy Efficiency Rating: D | Environmental Impact (CO ₂) Rating: E | Energy Efficiency Rating: D | Environmental Impact (CO ₂) Rating: E |
| Energy Efficiency Rating: E | Environmental Impact (CO ₂) Rating: F | Energy Efficiency Rating: E | Environmental Impact (CO ₂) Rating: F |
| Energy Efficiency Rating: F | Environmental Impact (CO ₂) Rating: G | Energy Efficiency Rating: F | Environmental Impact (CO ₂) Rating: G |
| Energy Efficiency Rating: G | Environmental Impact (CO ₂) Rating: H | Energy Efficiency Rating: G | Environmental Impact (CO ₂) Rating: H |