

A Prime Refurbishment Opportunity



George Street

—MARYLEBONE W1H

- Three Bedrooms
- Reception Room
- Two Bathrooms
- Kitchen
- 1,788 Sq Ft Approximately
- EPC Rating: F

£1,799,000 LEASEHOLD

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SALES**

020 7486 6338

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George Street

— MARYLEBONE W1H

A rare opportunity to acquire a top (7th floor) flat with rooftop views over London situated within this well run block that benefits from 24 hour portage . Requiring complete modernization this is a blank canvass and offers a chance to create a wonderful Central London home in a prestigious period building.

Bryanston Court is located moments from Oxford Street and close to Hyde Park. Marble Arch and Baker Street Stations are close by with excellent transport links.

Tenure – Leasehold 52 years remaining (approximately)

Service Charge - £10,000 per annum (approximately – includes central heating and hot water as well as sinking fund contribution)

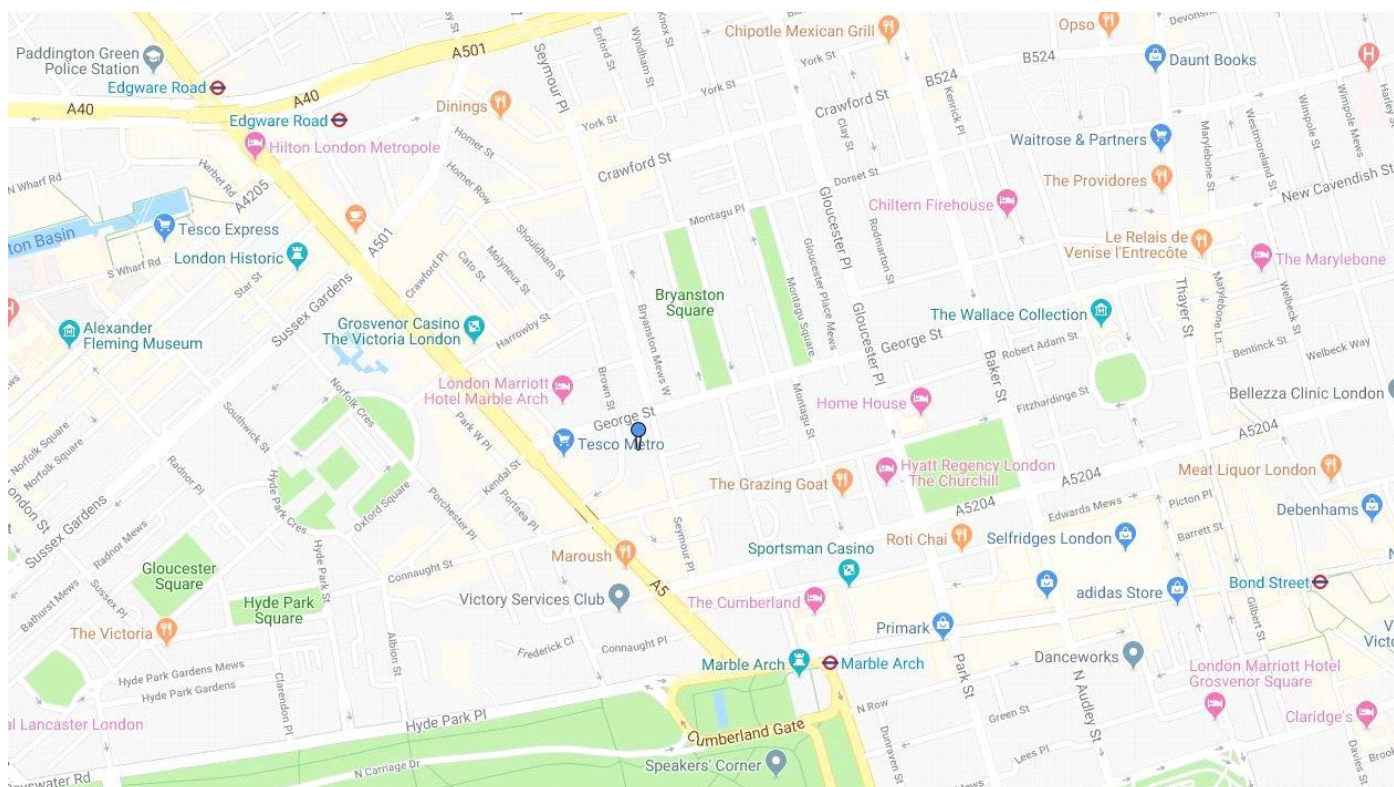
£1,799,000 LEASEHOLD

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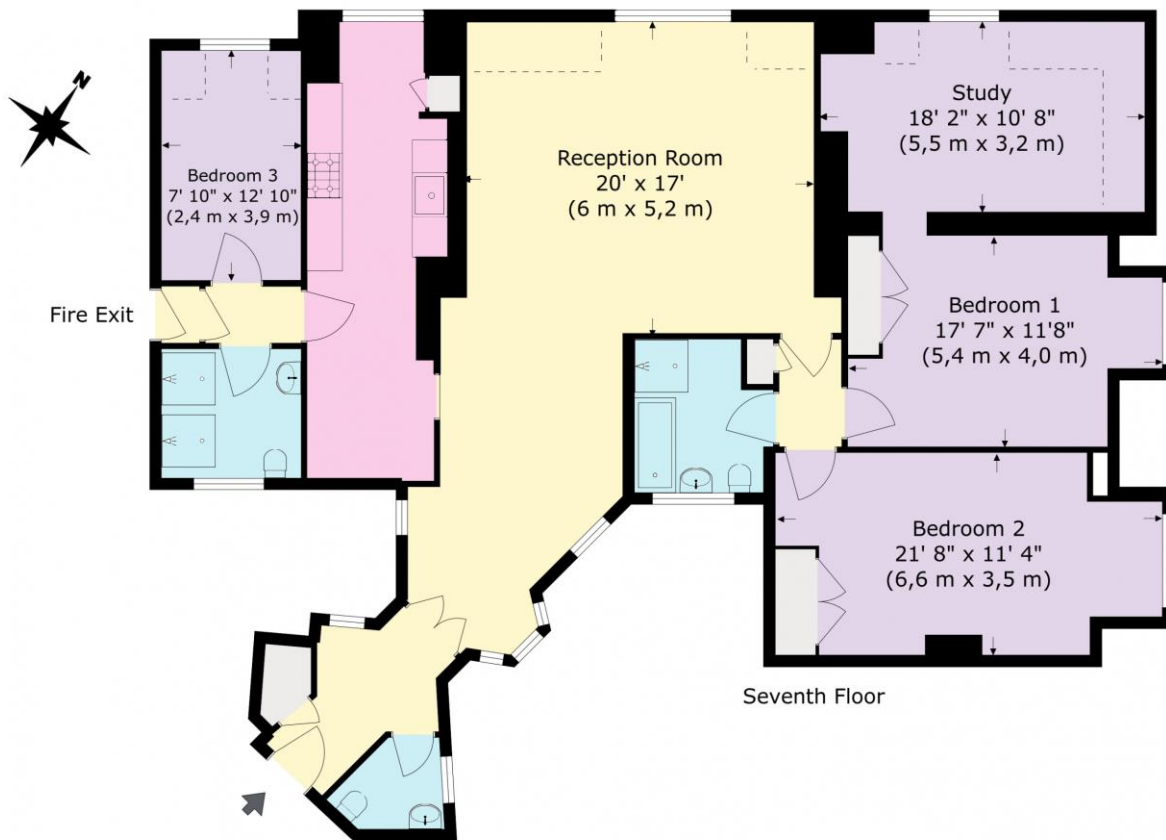




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Bryanston Court, W1

Approx. Gross Internal Floor Area 1732 sq ft / 160,9 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.