



**BRYANSTON SQUARE, MARYLEBONE, W1H**

£1,395 per week\*

**Carter Jonas**

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## **FLAT 9, BRYANSTON SQUARE, MARYLEBONE, LONDON, W1H 7LL**

- Complimentary membership to Portman Concierge.
- Professionally managed by The Portman Estate.
- One Spacious Reception Room
- Two Bedrooms
- Two Bathrooms
- Top Floor Maisonette
- Roof Terrace
- Unfurnished basis, or furnished (at separate cost)

### **THE PROPERTY**

The property boasts an impressive entertaining space, and the property extends to 1251 sq ft.

This fourth and fifth floor apartment features a large reception room with wood floors, separate fully fitted kitchen and guest cloakroom. There are two good size double bedrooms, both ensembles, with the master bedroom leading to a large, private roof terrace.

The property is professionally managed by The Portman Estate.

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

Complimentary membership to Portman Concierge.

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's 110 acres of land within Marylebone, London W1, has a rich heritage dating back to the 16th century and is the setting for continual investment in premium residential properties, shops and independent businesses. The Portman Estate includes key places of architectural and historical interest along with a vibrant blend of shops, including Portman Village, restaurants, wine-bars, hotels and garden squares - a perfect mix of leisure opportunities for residents in the heart of London's West End.

**A unique two double bedroom penthouse apartment in a beautifully converted period building with original wood beams in the reception room overlooking one of Marylebone's finest gardens squares.**



Holding deposit is 1 week's rent = £1,395 (at asking price)

Security deposit is 6 week's rent = £8,370 (at asking price £1,395pw)

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

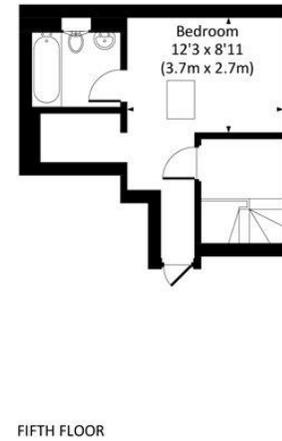
Local Authority hammersmith - Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# BRYANSTON SQUARE, WIH

Approx. gross internal area  
1263 Sq Ft. / 117.4 Sq M.



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

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## IMPORTANT INFORMATION

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