



**BRYANSTON PLACE, MARYLEBONE, W1H**  
£1,150,000

**Carter Jonas**

# BRYANSTON PLACE, MARYLEBONE, W1H

A charming two bedroom, two bathroom apartment on third floor of a portered building.

This charming apartment is located on the third floor (with lift) of a modern, well-kept mansion building. Comprising of two bedrooms, two bathrooms, a pleasant reception room and modern kitchen. The property benefits from plenty of natural light throughout.

Princess Court is a popular period mansion block on the corner of Bryanston Place and Seymour Place. The block is very well maintained and has the added advantage of a porter. The flat is ideally located for the boutique shops and restaurants of both Portman and Marylebone village and is within easy reach of the world renowned shopping of Oxford Street and the green open spaces of both Regent's and Hyde Park. Nearby transport links include Marylebone Station (Bakerloo line and National Rail services) 0.3 miles, Edgware Road underground station (Circle, District, Hammersmith & City lines) 0.3 miles Marble Arch underground station (Central line) 0.4 miles. (All distances approximate)

## A CHARMING TWO BEDROOM, TWO BATHROOM APARTMENT ON THIRD FLOOR OF A PORTERED BUILDING.



### AMENITIES

- Two bedrooms
- Two bathrooms
- One reception room
- Third floor with lift
- Portered building

**TENURE** To be advised

**LOCAL AUTHORITY** Westminster City Council

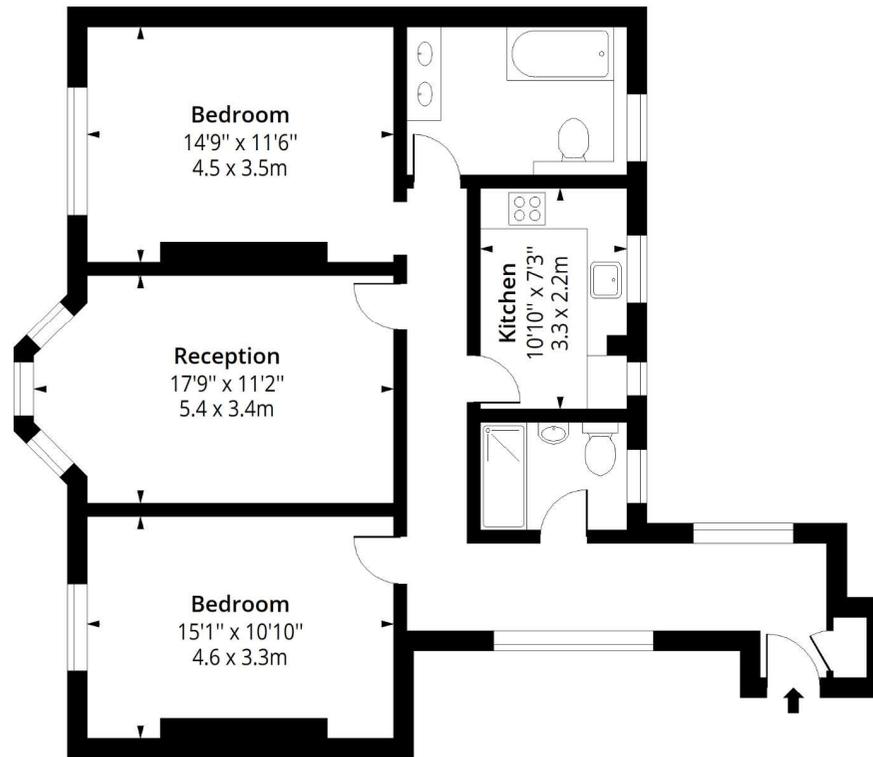
**EPC BAND** C





# Princess Court, W1H

Approx. Gross Internal Area 935 Sq Ft - 86.86 Sq M



**Third Floor**  
Floor Area 935 Sq Ft - 86.86 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 31/1/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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