



THE BRYANSTON

HYDE PARK W1

APARTMENT 3.03

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Two Bedroom









# BEYOND COMPARE

Designed by world-renowned architect, Rafael Viñoly, The Bryanston, Hyde Park is a collection of just 54 residences at one of London's finest addresses, affording a spectacular central location and extraordinary views.

Apartment 3.03, a large two-bedroom apartment on Floor 3, features spacious rooms, generous ceiling heights of three metres and oversized windows spanning throughout the apartment, allowing for an abundance of light throughout. The kitchen is open-plan, making it ideal for entertaining.

Spanning across two floors, The Bryanston houses exceptional amenities catering for every aspect of luxury living, from wellness and fitness, to business and leisure.





The best of London is a short walk away, including shopping on Oxford Street, exclusive hotels, restaurants and world-famous retailers in Mayfair and the relaxed villagey feel of Marylebone with regular farmers markets and small independent shops.



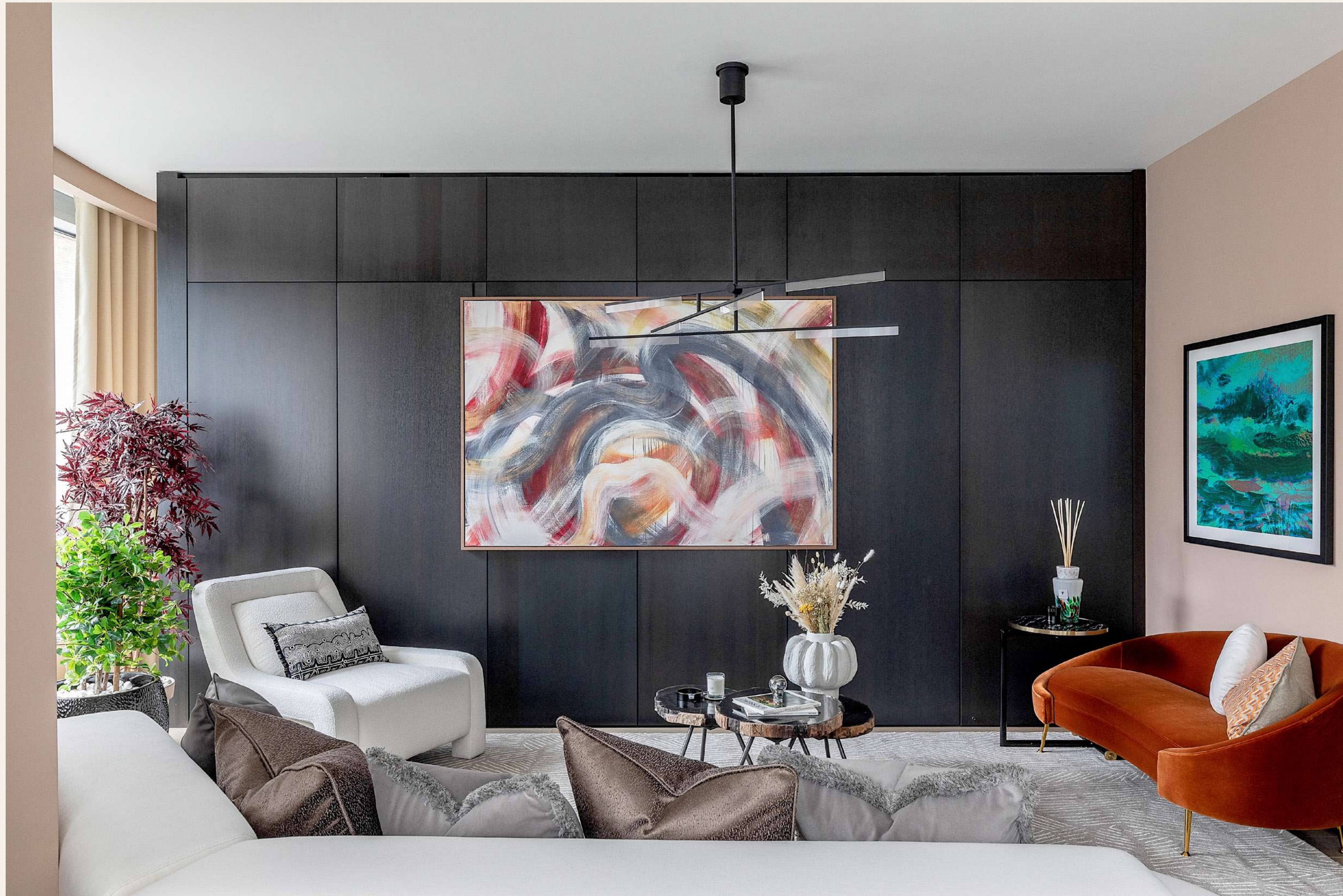




## INTERIOR DESIGN

Complimenting Apartment 3.03, the contemporary interiors have been tailor-made by acclaimed interior design-house, A.London. Reflecting the surrounding area, warm autumnal colours and lighter spring tones are found in the locally sourced materials.













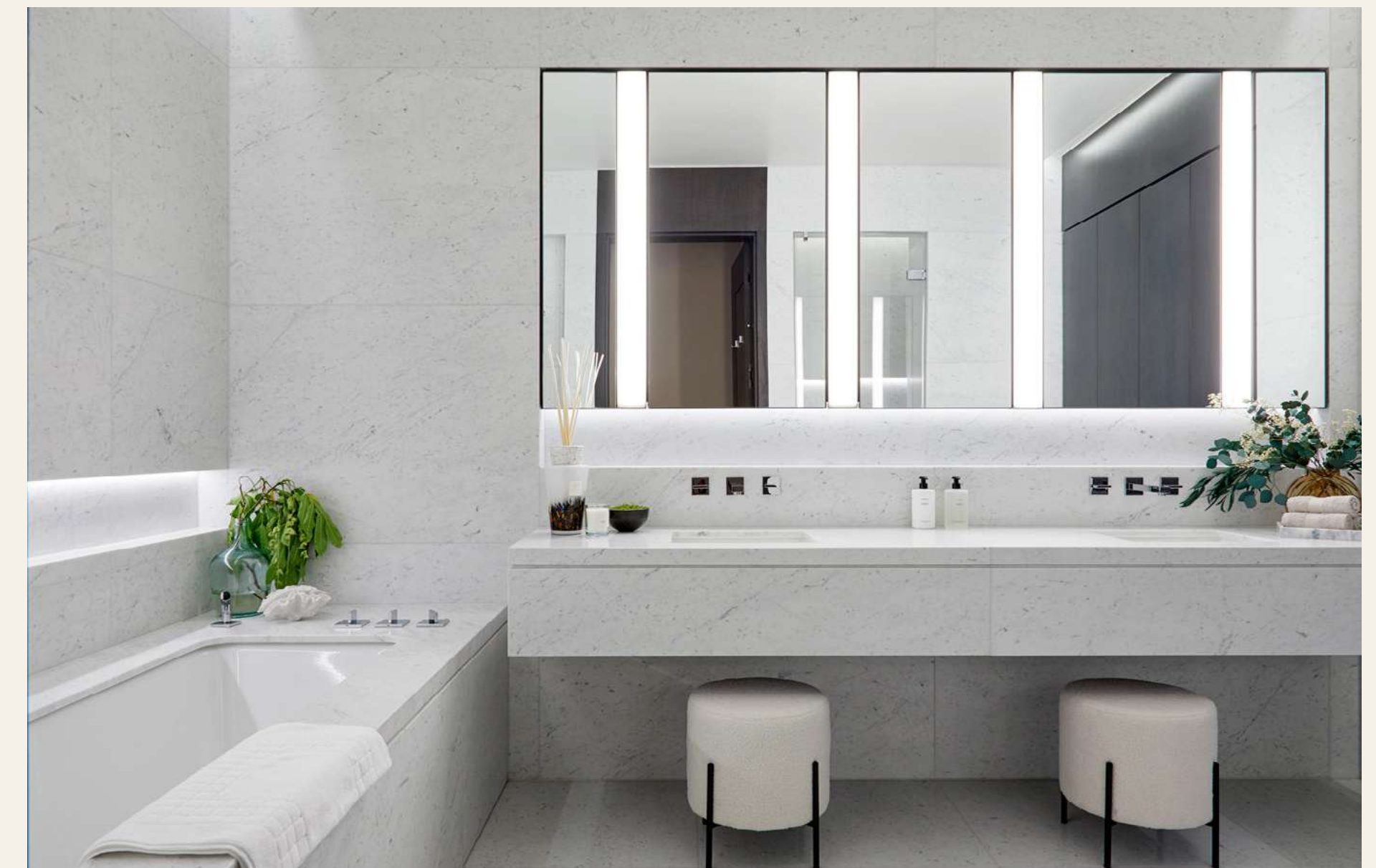




## THOUGHT IN EVERY DETAIL

The finest materials and finishes, along with discerning details and accents, evoke a sense of seamless luxury throughout.

The interior architecture of The Bryanston, designed by British designer Millier, is inspired by the classic townhouses of Mayfair and Marylebone — timeless, refined and complemented by carefully sourced contemporary fixtures and fittings.









TWO BEDROOM

TOTAL AREA

165 sq m  
(1,777 sq ft)

KEY ROOM DIMENSIONS

RECEPTION  
7 x 6 m (22 x 21 ft)

KITCHEN  
4 x 5 m (13 x 15 ft)

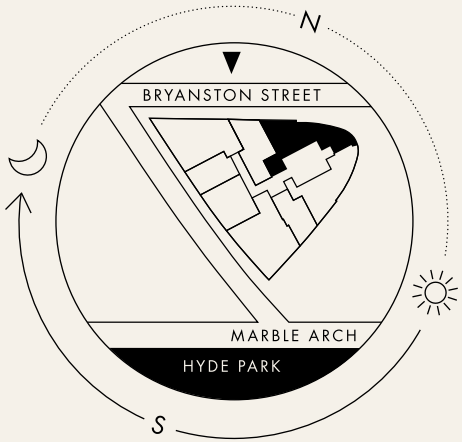
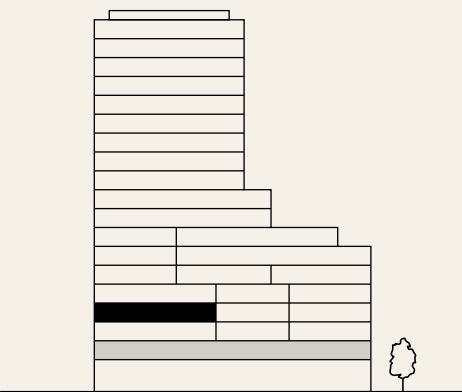
PRINCIPAL BEDROOM  
6 x 3 m (19 x 10 ft)

GUEST BEDROOM  
4 x 3 m (14 x 10 ft)

AV = audio visual  
S = services  
W/D = washer/dryer



FLOOR 3







25m Indoor Swimming Pool





Children's Play Space

From a beautifully appointed spa and 25m swimming pool, to a private cinema and a children's play space, residents can work, play and relax in immaculately designed surroundings.



Private Cinema





The Bryanston business suite comprises two generous interconnecting meeting rooms and a welcoming reception area. An adjoining service kitchen is fully equipped to cater for refreshment breaks, light snacks, business lunches or private dining events. Furnished with state-of-the-art AV facilities and secure wi-fi, the business suite offers a relaxed, elegant and considered environment in which to conduct business. Residents can book the business suite via the concierge.



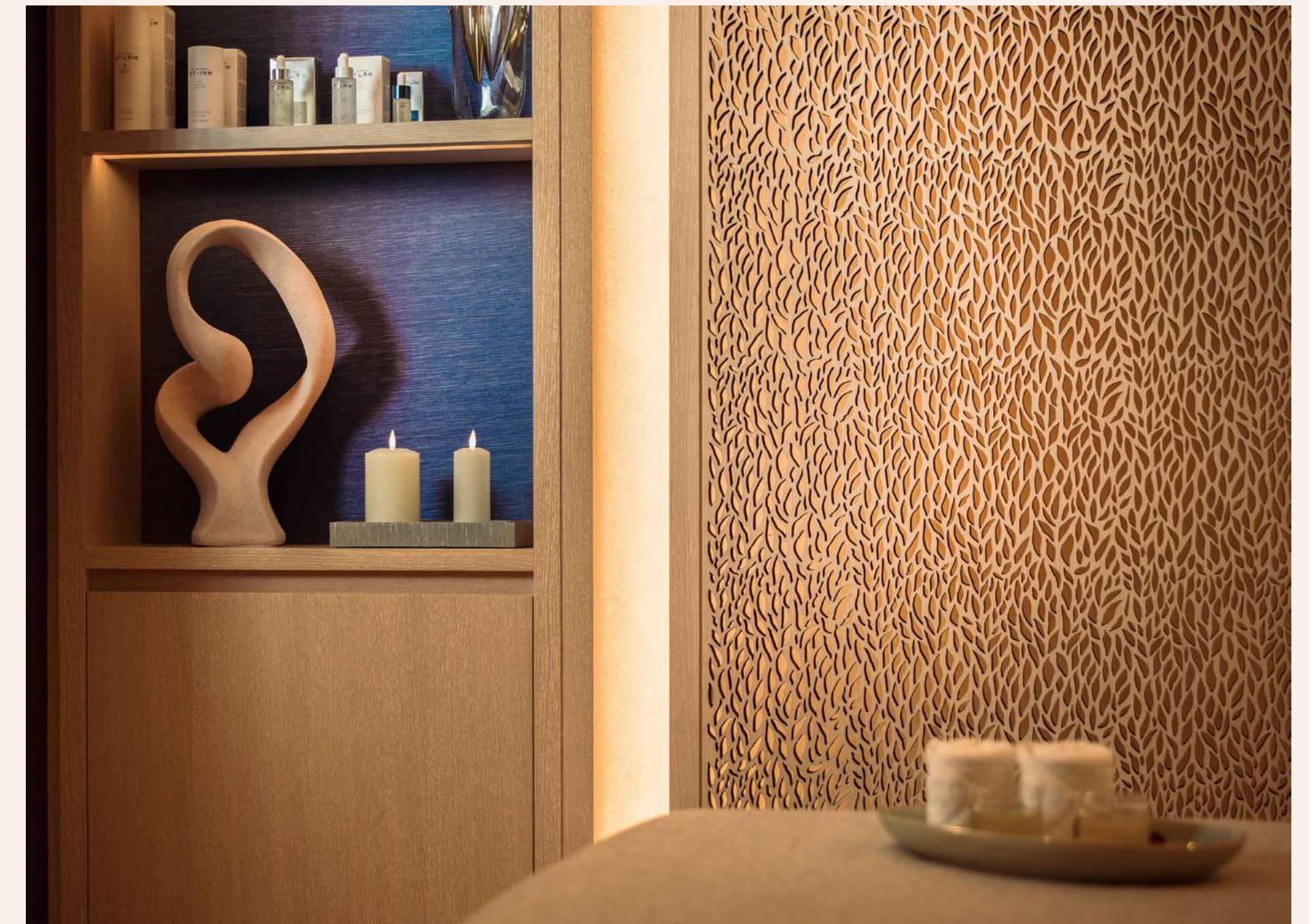
Business suite: consisting of two interconnecting rooms for meetings or private dining





Residents' Gym

The residents' gym and private training rooms are serviced by international personal trainers MER. Residents can arrange private exercise, classes or one-to-one training as well as treatments from world-class partners Ruuby Black Label and Dr Barbara Sturm in the Spa.



Treatment Room





Kitchen



Wolf cooking appliances



Dornbracht chrome brassware



Interlocking Tundra Grey marble flooring

Apartment 3.03 at The Bryanston, features Crestron home integration system, Bulthaup kitchen, Wolf cooking and Subzero refrigeration equipment, Ziptap, large-format stone in the bathrooms and kitchen, oak floors, and Dornbracht sanitaryware.

<p>PARKING</p> <p>The right to park one car in a secure underground parking space, with 24-hour valet parking. The right to park additional cars is subject to negotiation</p>	<p>LOCATION</p> <p>The Bryanston, 55 Bryanston Street, London, W1H 7BZ</p>
<p>RESIDENTS’ AMENITIES</p> <p>24-hour concierge and valet services provided by super-prime residential managing agent Rhodium</p> <p>24-hour monitored security surveillance</p> <p>25m indoor swimming pool</p> <p>Sauna, steam room, hydrotherapy pool, experience shower and relaxation areas</p> <p>Private treatment room</p> <p>Fully equipped training rooms and gym</p> <p>Business suite: consisting of two interconnecting rooms for meetings or private dining</p> <p>Private cinema</p> <p>Children’s play space</p>	<p>LOCAL AUTHORITY</p> <p>Westminster City Council</p> <p>TENURE</p> <p>125 years from and including 1 January 2020 with a statutory right for qualifying owners to extend for a further 90 years</p> <p>SERVICE CHARGE</p> <p>Estimated £24.74 per square foot, per annum</p>





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