

# 22 MANCHESTER SQUARE

LONDON, W1U 3PT



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

22 Manchester Square is a beautiful brick Georgian style house which overlooks a private circular garden hidden behind huge beech trees.

## LOCATION

Located just off Marylebone High Street, it's a 10 minute walk from Bond Street Station in one direction and 15 minutes from Marylebone Station in the other.

## SPECIFICATION/AMENITIES

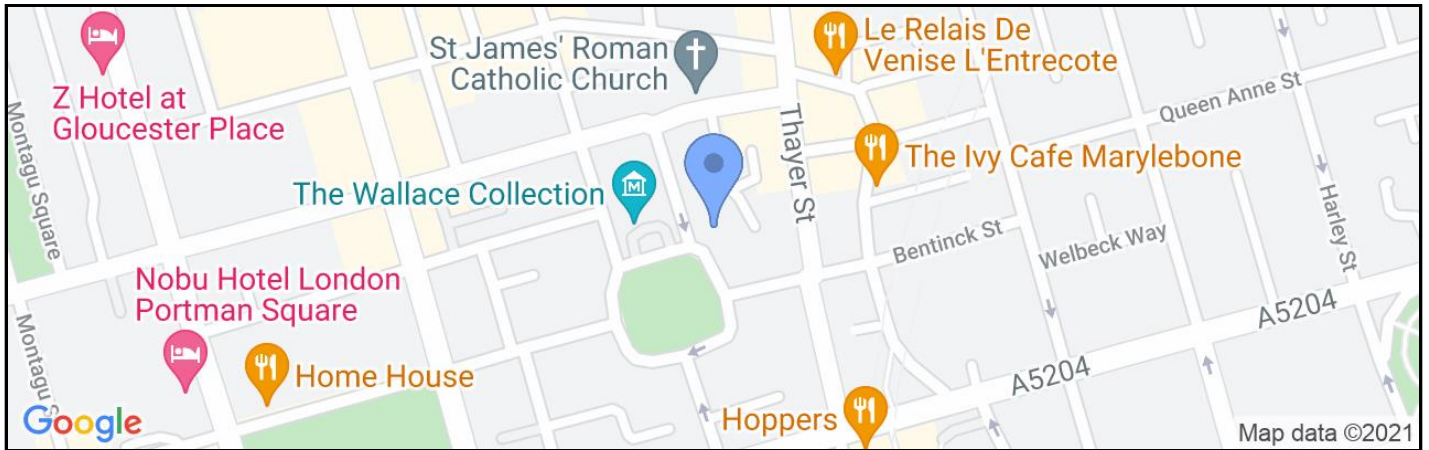
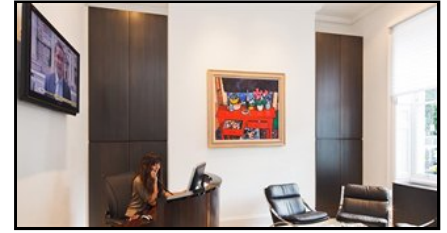
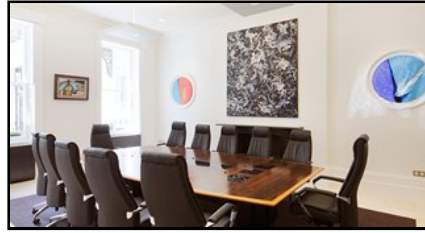
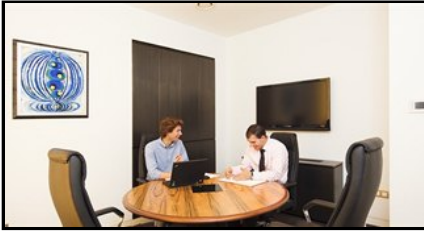
- Meeting rooms for 16 people
- Virtual Offices
- CCTV security
- Meeting rooms available for hire
- 24hr access
- High speed broadband

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2021