

## Seymour Place, W1H

Guide Price of: £1,430,000, Leasehold of 991 years remaining unexpired

Anderson//Rose









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**Leasehold of 991 years remaining  
unexpired**

**Service Charge: £5,516 per annum**

**Ref PCL250039**

## Seymour Place, W1H

This is a great opportunity to acquire a beautifully presented and naturally bright apartment in a highly desirable location just down the road from both Marlbe Arch & Marylebone.

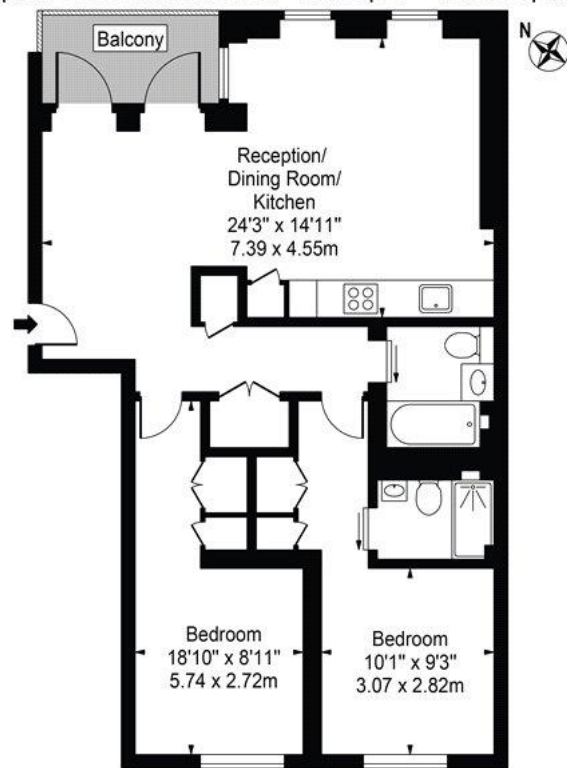
The property has recently been refurbished to an exceptionally high standard throughout and is focused around a superb everyday reception, living, dining and open plan state of the art kitchen with its floor to ceiling windows filling the room with an abundance of natural daylight. Directly from this impressive space is your private balcony. As for the accommodation areas, you have two excellent sized bedrooms, the principal with a stunning en-suite bathroom, lots of wardrobe space and

a family bathroom. The flat further benefits from the building's porter and passenger lift services.

Seymour Place is a delightful tree lined street which runs parallel to Marylebone High Street and has two of London's most iconic open green space and boating lake space in Regents & Hyde Park sitting respectfully at the top and bottom of it. In-between is the exceptional Marylebone, Marlbe Arch & Hyde Park high streets which boasts an array of world class amenities shops & restaurants, literally on your doorstep. In terms of transport, both Marylebone & Baker Street stations are very close by, which offers a simple commute across both the capital and country.

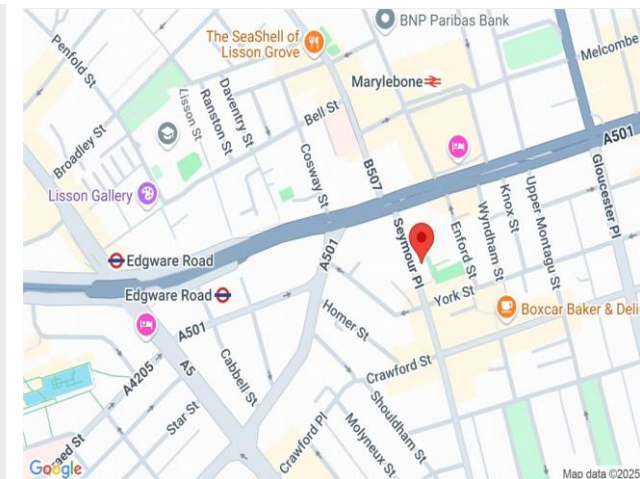
# Seymour Place, W1H

Approx. Gross Internal Area 781 Sq Ft - 72.55 Sq M



Second Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.