



Seymour Street
Marylebone, W1H

CHESTERTONS





A superb three-bedroom, fifth-floor maisonette of 1,076 sq ft, situated moments from Hyde Park and Oxford Street. Offered in excellent condition, the apartment boasts high ceilings, wood flooring, a stylish kitchen fitted with Gaggenau appliances, and two private balconies leading off the bedrooms. The accommodation further comprises two modern bathrooms, generous storage, and additional basement storage, with a long lease of approximately 115 years. Ideally located for Marble Arch Station and the fashionable restaurants of Seymour Place, as well as the world-class shopping of Oxford Street, this property would make an ideal London residence or pied-à-terre.

- Three bedrooms
- Fifth floor (lift)
- 1,076 sq ft
- Gaggenau appliances
- Two balconies
- High ceilings
- Wood floors
- Two bathrooms
- Basement storage
- 115-year lease
- Near Hyde Park
- Close Oxford Street

Asking Price £1,850,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-95) B			
(69-81) C		75	75
(55-69) D			
(49-55) E			
(35-49) F			
(1-35) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 113 years 1 months (29/10/2138)

Service Charge: £9052 per annum

Ground Rent: £131.65

Local Authority: Westminster

Council Tax Band: G

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

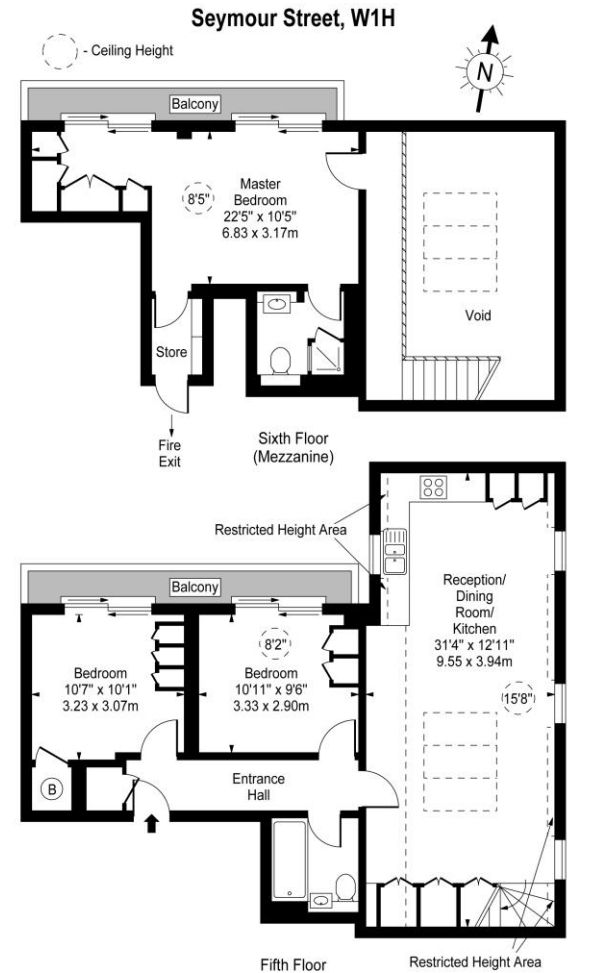
London

W2 2AB

hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk



Approx Gross Internal Area **1076 Sq Ft - 99.96 Sq M**
 Approx. Floor Area Including Restricted Heights **1083 Sq Ft - 100.61 Sq M**
 (Excluding Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 010894M

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

