



LDG

SEYMOUR PLACE

Marylebone

£950,000 STC



Seymour Place









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ADDRESS

Seymour Place, London

POSTCODE

W1H 2NE

THE SPACE

A convenient London home in a delightful part of Marylebone.

With direct access from it's own private patio garden, this well-proportioned apartment features a spacious reception room, two double bedrooms (both en-suite) and a modern kitchen.

Bryan Court is situated on Seymour Street, a popular location that is a short stroll north of Marble Arch Station and the green lungs of Hyde Park. Nearby are the culinary delights of both New Quebec Street and Crawford Street.

ACCOMMODATION

& FEATURES

- Private Patio
- Private Entrance
- Two Bathrooms
- Large Reception Room
- Close to Hyde Park
- Good Condition
- 982 Years remaining on lease

ON YOUR DOORSTEP

The Grazing Goat
Locanda Locatelli
Lura
Gails
TOKii
Hyde Park

PRICE

£950,000, subject to contract

TENURE

Leasehold- Lease is 999 years from 16/11/2005.

SERVICE CHARGE

£2,800 per annum

GROUND RENT

peppercorn

COUNCIL TAX

Westminster City Council Band D

COMMUTE

Marble Arch Station
Bond Street Elizabeth Line

Bryan Court, Seymour Place, W1
 Approx. Gross Internal Area 856 Sq Ft - 79.52 Sq M
 (Excluding Store)

Floor Plan



Illustration for identification purposes only, measurements are approximate, not to scale.

Ready to talk?



**BEN
EVEREST**

DD: 020 7290 0592
M: 07944 967637
E: ben@ldg.co.uk



**DAVID
CALDEIRA**

DD: 020 4513 6756
M: 07368 333 545
E: david@ldg.co.uk



**EMLYN
YOUNG**

DD: 020 7290 0593
M: 07881 971 315
E: emlyn@ldg.co.uk



**DEE
LY**

DD: 020 4542 4872
T 020 7580 1010
E: dee@ldg.co.uk