



LDG

SEYMOUR PLACE

Marylebone

£950,000 STC



Seymour Place















| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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?



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