



Seymour Street W2

£4,395,000



## 88 Seymour Street

£4,395,000 Freehold

A charming and beautifully presented Grade II listed townhouse situated on the west side of Marylebone. Originally part of the Bishop of London's Estate, this exceptional Georgian home offers an elegant yet highly practical setting for modern family living.

The house has been refurbished to an exacting standard and arranged over five floors, with great care taken to preserve and enhance a wealth of original period features while incorporating state-of-the-art modern comforts. Accommodation comprises four bedrooms, two reception rooms, three bathrooms, two vaults and a small patio, making it an ideal home for a growing family.

South-facing and flooded with natural light, the property benefits from high ceilings, marble fireplaces, bespoke joinery, wooden flooring and underfloor heating throughout. Both fireplaces are gas-operated with remote controls, combining period charm with contemporary ease.

Seymour Street is ideally positioned a short stroll from the shops, boutiques and restaurants of Connaught Village and the Portman Quarter, offering a superb central London lifestyle.

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Council Tax band: H

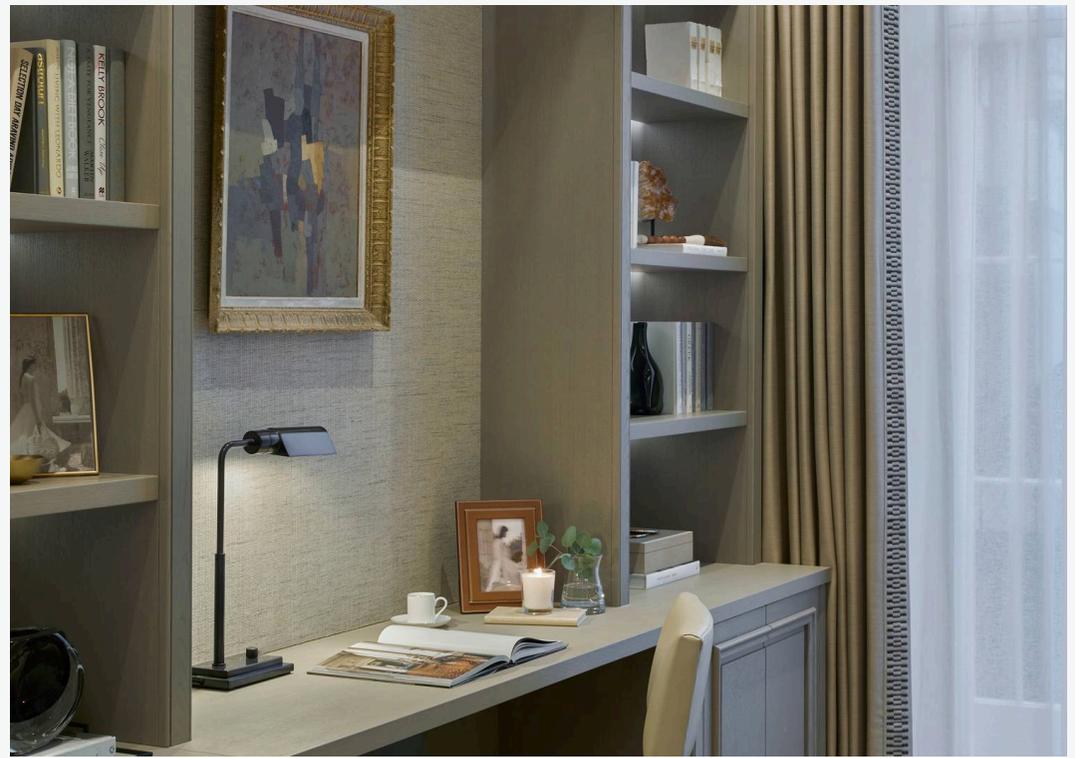
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









# Seymour Street, W2

Approximate Area = 214.7 sq m / 2311 sq ft

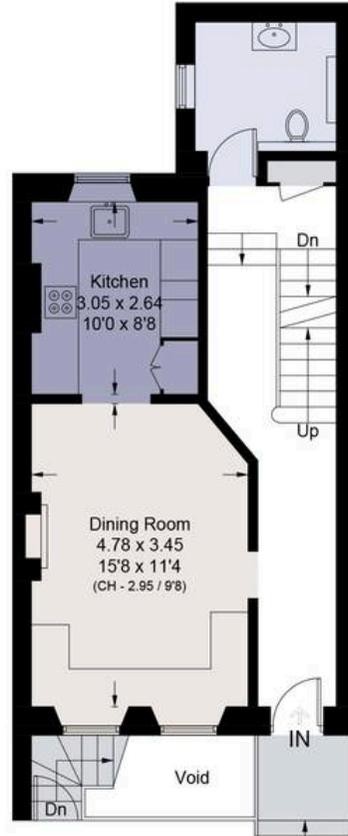
Vaults = 14.3 sq m / 154 sq ft

Total = 229 sq m / 2465 sq ft

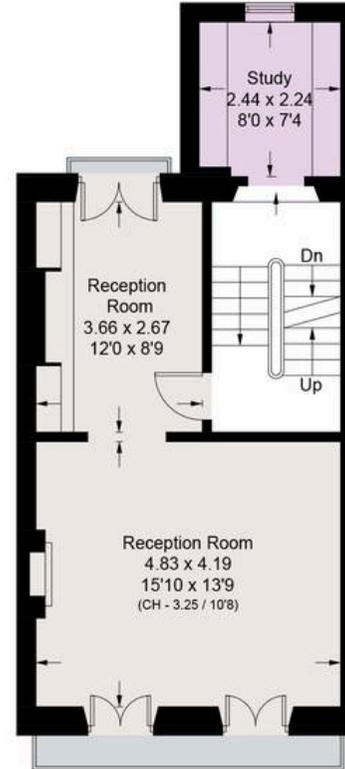
Including Limited Use Area (9.2 sq m / 99 sq ft)



Lower Ground Floor

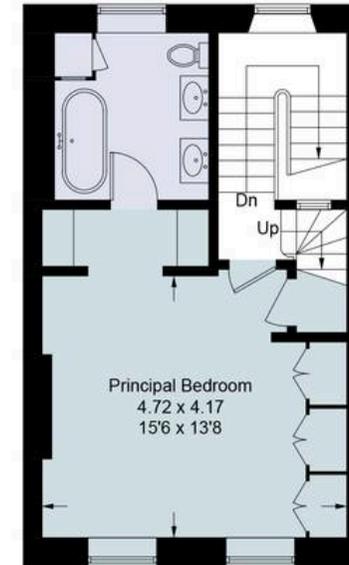


Ground Floor

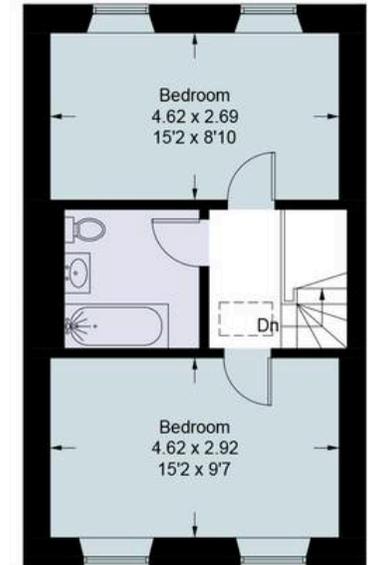


First Floor

= Reduced head height below 1.5m



Second Floor



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# LREO

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