



1, Seymour Street,  
Marylebone, W1H

Asking Price £2,395,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A luxurious two bedroom apartment for sale in Marylebone, situated in this brilliantly located development. The apartment is on the second floor, it measures approximately 950 Sq. ft. The apartment has been meticulously designed and would ideally suit a couple or family. This spacious apartment benefits from air conditioning and lift access from ground level. This modern contemporary flat is located nearby Marylebone High Street and Oxford Street offering tenants a wide variety of London's best restaurants, bars and shops to choose from. This property would be ideal for families and professionals alike, due to close proximity to the area's transport links and universities.

EPC Rating B.

## Key Features

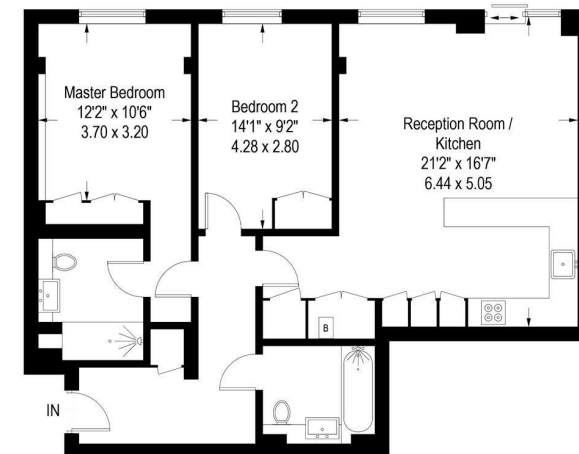
- 24 HOUR PORTER
- MODERN BUILDING
- 2 BATHS
- AC THROUGHOUT
- LIFT
- 2 BEDS
- MINUTES WALK FROM MARBLE ARCH STATION

## Terms

Leasehold: 125 years from 1 April 2018 ie 119 years remaining.

## Seymour Street

Approximate Gross Internal Area = 945 sq ft / 87.8 sq m



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID519359)

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.