

SEYMOUR STREET

London, W2



AN IMPRESSIVE HYDE PARK RESIDENCE

Discover modern elegance moments from Hyde Park and the charm of Connaught Village.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 89 years remaining

Service charge: £10,920.2 per annum, paid quarterly, reviewed every year, next review due in 2027

Guide price: £3,000,000





TEN SOUTH FACING WINDOWS

This exceptional apartment extends to 1,984 sq ft and is set within an exclusive boutique building. Designed for both modern living and entertaining, the impressive reception area opens on one side to an open-plan kitchen and dining space featuring a generous central island with breakfast bar; and a cinema room/office that can convert into a guest bedroom, on the other side.

All with premium integrated appliances, mood lighting, and elegant contemporary finishes. South-facing windows flood the reception rooms with natural light, creating a bright and inviting atmosphere throughout.









A RARE SENSE OF SPACE

The property currently offers three double bedrooms and two bathrooms, including a luxurious principal suite with a striking glass-partitioned en suite bathroom. A separate snug provides valuable additional living space and could easily be reconfigured to create a fourth bedroom, subject to any necessary consents.

Further benefits include air conditioning throughout, porter services and a beautifully maintained building in a prime Hyde Park location, moments from the green open spaces of the park and the charm of Connaught Village.
Combining scale, light and versatility, this is a rare opportunity to acquire a sophisticated Central London home.



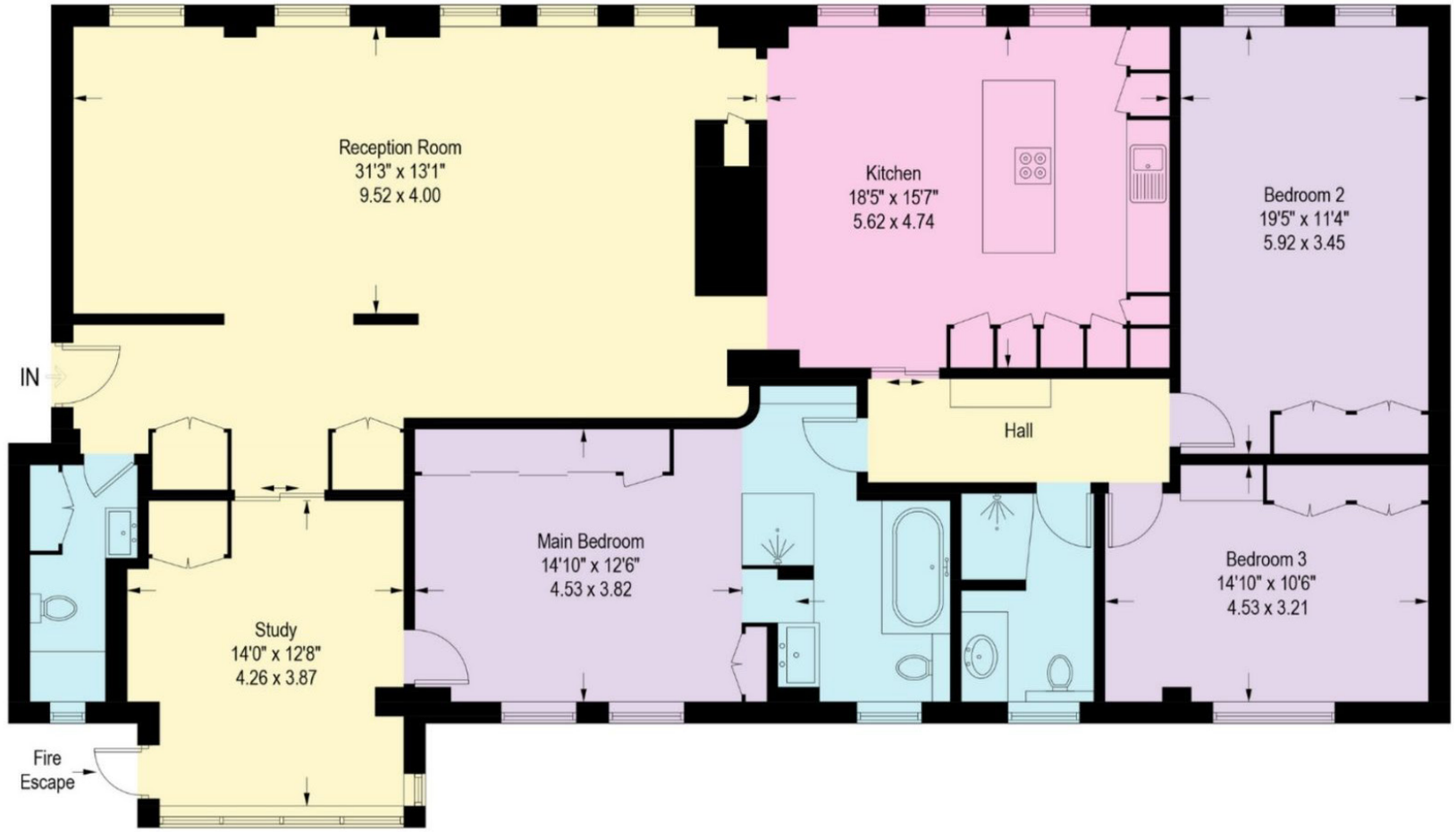


FANTASTIC LOCATION

Seymour Street is ideally located for the transport links at Marble Arch Underground Station (Central Line) for fast links into the West End and the City. The beautiful open spaces of Hyde Park and the boutique shops, restaurants and cafés of Connaught Village are within close proximity. Paddington Station, which will benefit from the imminent arrival of Crossrail in 2018, is also close by and currently has National Rail links to the West Country including the Heathrow Express and London underground links including Bakerloo, Hammersmith & City, District and Circle line trains.







Second Floor

Approximate Gross Internal Area = 184.3 sq m / 1,984 sq ft

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. (ID767266)



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