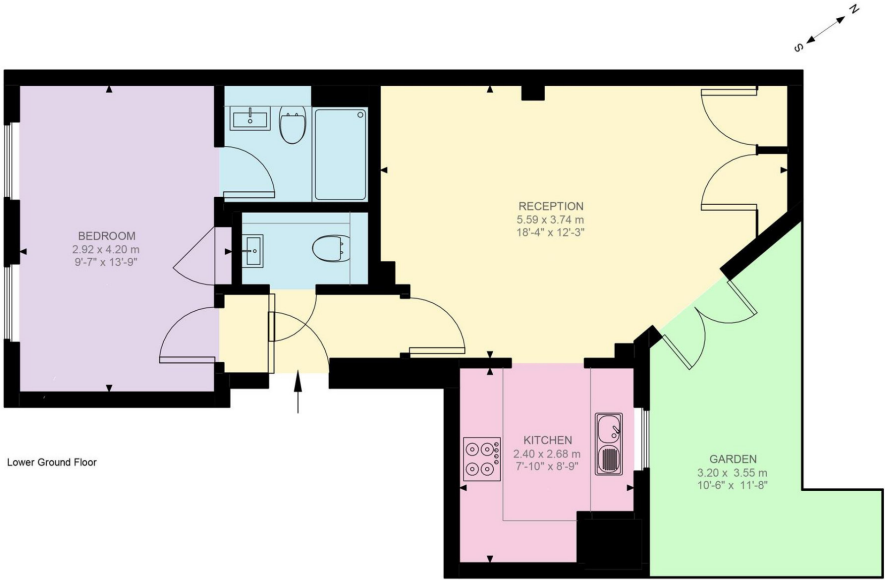




## SEYMOUR STREET

Marylebone W1H



# BEAUTIFULLY PRESENTED ONE BED-ROOM APARTMENT

Well located with a private patio area. Situated on the lower ground floor, this apartment offers a modern and stylish living space in a prime a Prime location

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Local Authority: City of Westminster

Council Tax band: D

Tenure: Leasehold: Approximately 165 years remaining

Ground rent: Peppercorn

Service charge: £4037,32 per annum, reviewed annually, next review due 2026

Guide Price: £600,000

Spanning approximately 485 sqft, the flat features a contemporary specification with engineered wooden flooring throughout, a well-appointed bathroom, and a separate guest WC. The bright reception area opens onto a private outdoor patio area. Perfectly positioned moments from Hyde Park and the excellent transport connections at Marble Arch station, this property combines convenience with sophistication, an excellent choice for a first-time buyer, pied-à-terre, or investment opportunity.

Seymour Street is superbly positioned just moments from the world-renowned Oxford Street, offering an exceptional array of luxury boutiques, fine dining, and vibrant cafés. The property is also ideally situated for excellent transport connections, Marble Arch station only a short walk away, and the open green spaces of Hyde Park close by.



Approximate Gross Internal Area = 45.03 sq m / 485 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)

We would be delighted  
to tell you more.

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