

# SEYMOUR STREET

London, W1H



# SPACE AND STYLE IN A PRESTIGIOUS BUILDING

An elegant three bedroom home with spacious balcony in the heart of Marylebone.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold

Ground rent: £400 per annum

Service charge: £17,878 per annum, reviewed every year, next review is due in 2027

**Guide price: £3,500,000**





# HIGH QUALITY FINISHES

Discover a remarkable residence in Marylebone, London. This sixth-floor lateral apartment spans 1,201 sq ft and comprises three bedrooms and two bathrooms. The well-proportioned open-plan reception room seamlessly integrates a kitchen and dining area, highlighting the elegance of wood flooring throughout.

The principal bedroom provides a dressing area and en suite bathroom, enhancing everyday living. Further benefits include air conditioning and a private south-facing terrace, offering comfort and natural light throughout the day.







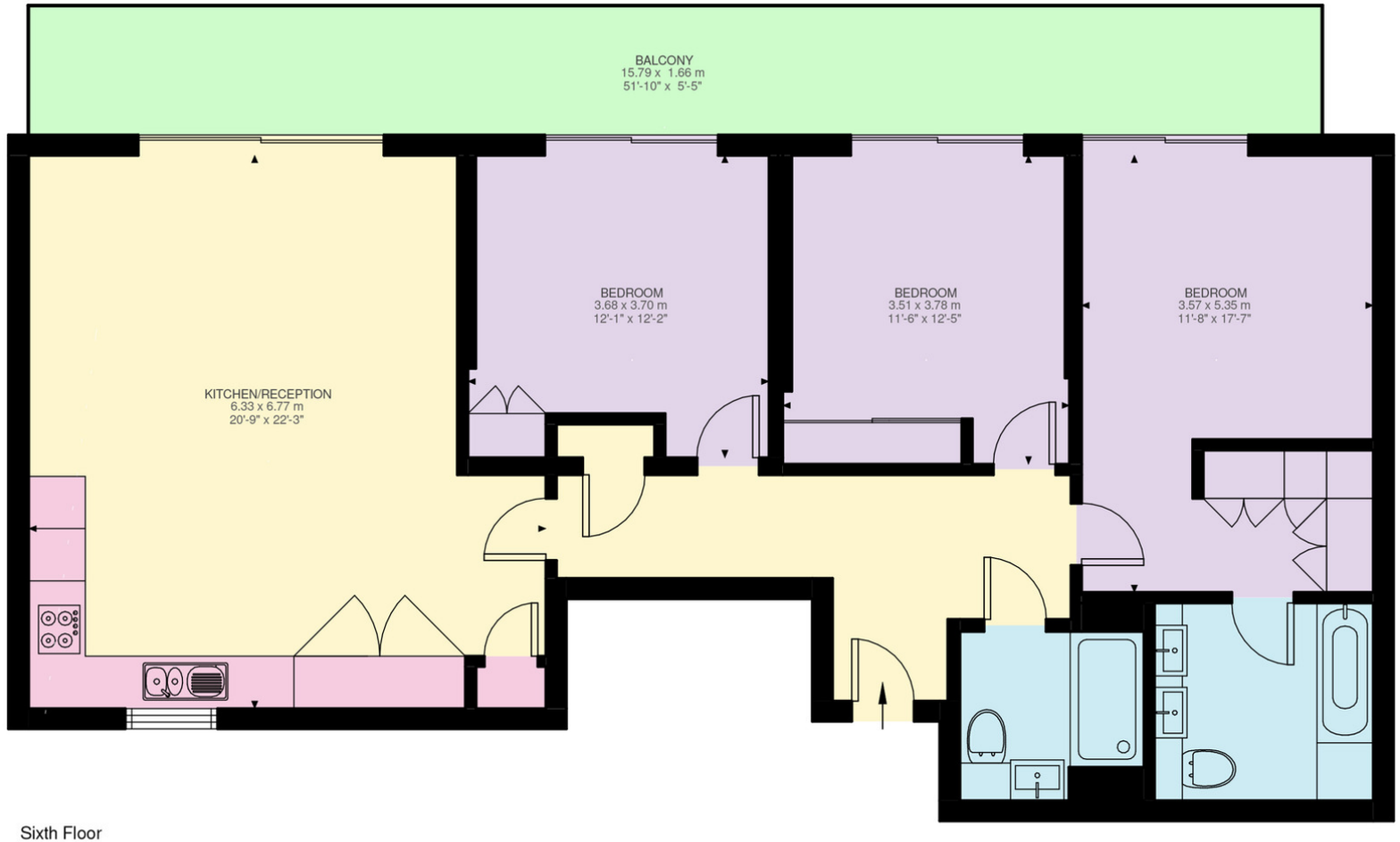


# PERFECTLY POSITIONED LONDON HOME

Positioned on Seymour Street in the heart of Marylebone, this property enjoys easy access to some of Central London's most sought-after destinations, just steps from Hyde Park, Marylebone High Street and Selfridges.

The layout blends modern design with comfort, offering a stylish and practical living experience. Ideal for those seeking an elegant urban home, it benefits from excellent transport links, outstanding local amenities and a vibrant village atmosphere.






Sixth Floor
1201 ft²

Approximate Gross Internal Area = 111.58 sq m / 1,201 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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