



Seymour Street  
Marylebone, W1H

CHESTERTONS









A superb three-bedroom, fifth-floor maisonette of 1,076 sq ft, situated moments from Hyde Park and Oxford Street. Offered in excellent condition, the apartment boasts high ceilings, wood flooring, a stylish kitchen fitted with Gaggenau appliances, and two private balconies leading off the bedrooms. The accommodation further comprises two modern bathrooms, generous storage, and additional basement storage, with a long lease of approximately 115 years. Ideally located for Marble Arch Station and the fashionable restaurants of Seymour Place, as well as the world-class shopping of Oxford Street, this property would make an ideal London residence or pied-à-terre.

- Three bedrooms
- Fifth floor (lift)
- 1,076 sq ft
- Gaggenau appliances
- Two balconies
- High ceilings
- Wood floors
- Two bathrooms
- Basement storage
- 115-year lease
- Near Hyde Park
- Close Oxford Street

Asking Price £1,670,000

Energy Efficiency Rating		Current	Potential
100-105	A		
81-101	B		
69-80	C	75	75
55-68	D		
49-54	E		
45-48	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Leasehold 113 years 1 months (29/10/2138)

**Service Charge:** £9052 per annum

**Ground Rent:** £131.65

**Local Authority:** Westminster

**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

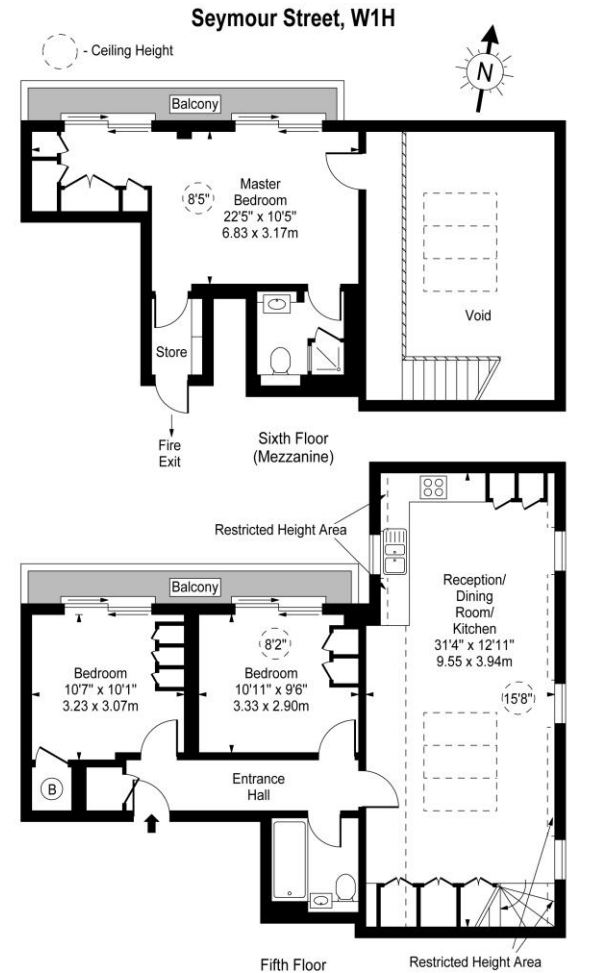
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Approx Gross Internal Area    **1076 Sq Ft - 99.96 Sq M**  
 Approx. Floor Area Including Restricted Heights    **1083 Sq Ft - 100.61 Sq M**  
 (Excluding Void)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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