



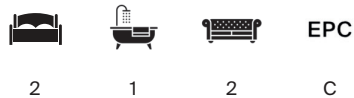
PRINCESS COURT

Marylebone W1H



EXCELLENT OPPORTUNITY IN A PRIME LOCATION APARTMENT

A well proportioned second-floor apartment, in a carefully maintained mansion block with lift.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold: Approximately 124 years remaining

Ground rent: Peppercorn

Service charge: £10,951.12 per annum (including heating and hot water), reviewed annually, next review due 2026

Guide Price: £1,050,000

Offering two well-sized bedrooms, one bathroom and a separate WC, a spacious reception room, a hallway/dining area and a separate kitchen, the property enjoys natural light throughout. It offers a superb opportunity for buyers looking to create a home suited to their own taste and style. Princess Court is a respected period building located at the corner of Bryanston Place and Seymour Place, well maintained and supported by a porter. The position is outstanding, close to the boutique shops and restaurants of Portman Village and Marylebone Village, with Oxford Street's shopping and the open green spaces of Regent's Park and Hyde Park within easy reach.

Transport links are excellent: Marylebone Station (Bakerloo & National Rail) c. 0.3 miles; Edgware Road (Circle, District, Hammersmith & City) approx. 0.3 miles; and Marble Arch (Central Line) approx. 0.4 miles.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your enquiries regarding key information about this property.



Approximate Gross Internal Area = 872sq m / 81 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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