



**ARMFORD
ESTATES**



ASKING PRICE

£1,295,000

Seymour Place

London, W1H 2NL

PROPERTY SUMMARY

Experience opulent living in the heart of Marylebone, newly renovated, super luxury apartment. 3 spacious bedrooms, 2 luxurious bathrooms, and a wealth of amenities, the perfect blend of sophistication and comfort. Ample natural light, Immaculate kitchen with state-of-the-art appliances. Prime location in Marylebone offering easy access to transportation. Ideal for individuals or families seeking refined urban living, rare opportunity to reside in one of London's most coveted locations.

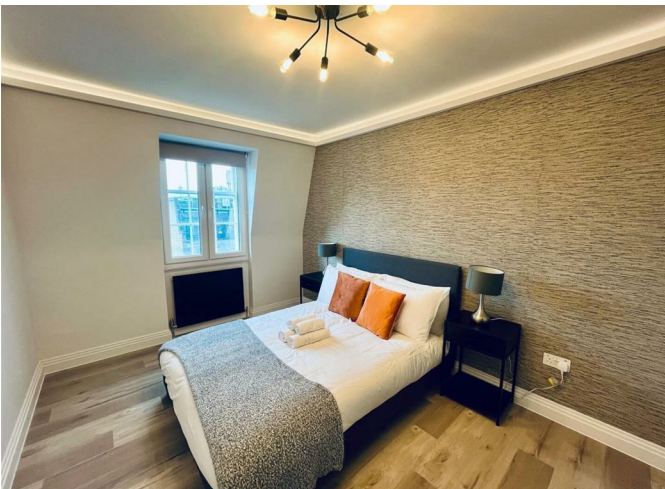
3



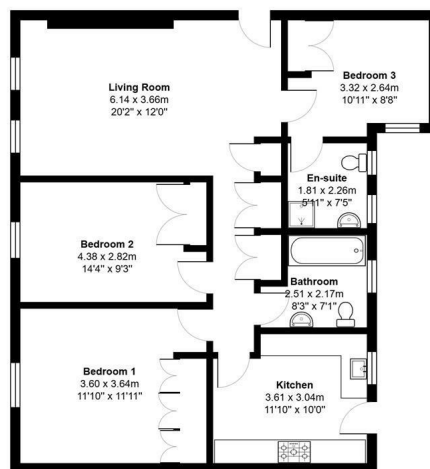
2



2







Total Area: 88.7 m² ... 955 ft²
All measurements are approximate and for display purposes only

3

2

2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

EPC RATING: D COUNCIL TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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