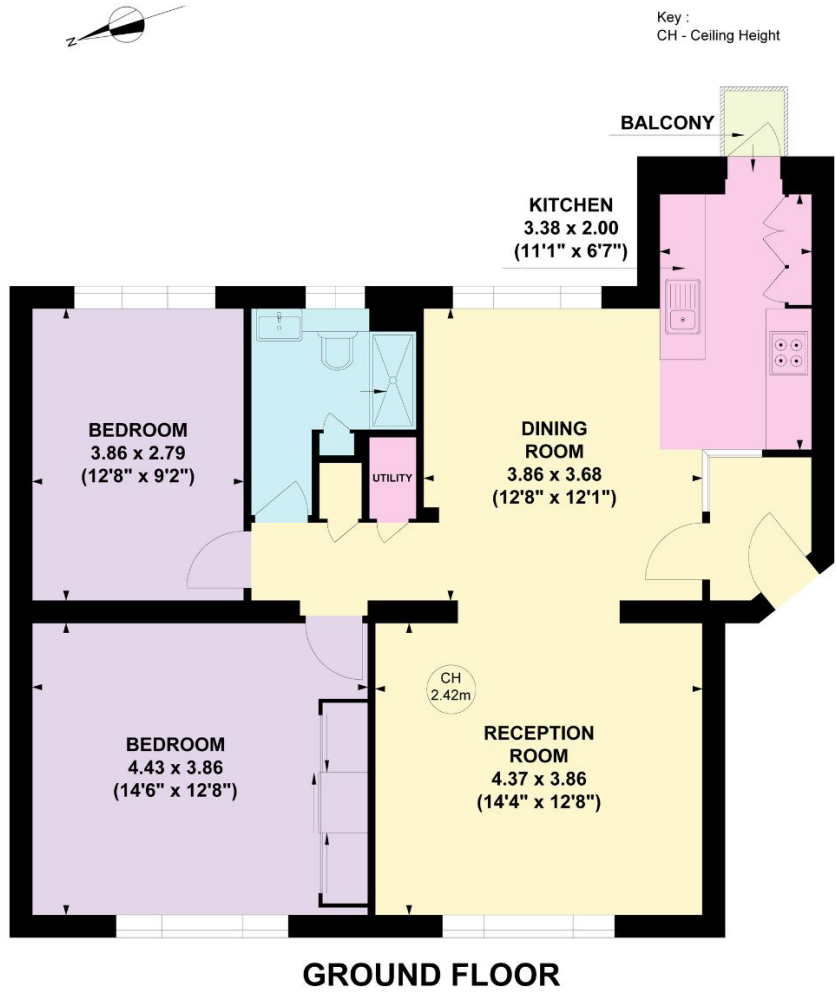




## SEYMOUR PLACE




London, W1H





## BRIGHT OPEN SPACES AND EXCELLENT LAYOUT

Discover this well-proportioned two bedroom flat in Seymour Place. Spanning 855 sq ft, the property offers a thoughtful layout that maximises space and light.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold, approximately 972 years remaining

Ground rent: £45 per annum, reviewed every year, next review due 2025

Service charge: £4,463.42 per annum, including reserve fund, reviewed every year, next review due 2025

**Guide price: £900,000**

Step into an inviting reception room where natural light creates a perfect area for relaxing or entertaining. The modern kitchen features sleek wood finishes and built-in appliances. The bathroom features glass enclosure, providing a tranquil space for relaxation. Both bedrooms are complemented by tasteful decor. Located in a sought-after London area, this flat combines urban living with comfort and elegance. Whether you're a first-time buyer or looking to invest in a stylish city home, this property offers the perfect blend of functionality and sophistication. Seymour Place offers access to Marylebone's shops and restaurants nearby. This well-connected area provides an easy commute from Marble Arch, Edgware Road, Paddington, and Marylebone stations. All distances are approximate.

Approximate Gross Internal Area = 79.45sq m / 855 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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