



SEYMOUR PLACE, MARYLEBONE, W1H
GUIDE PRICE £800,000 LEASEHOLD

Winkworth



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Located in W1H - Marylebone, a beautifully presented and imaginatively designed, second floor (with lift), two double bedroom apartment, set in a popular purpose built portered building.

The property is located on the west side of Marylebone, well placed for the amenities; including Marylebone High Street, Oxford Street, Mayfair, together with the green open spaces of Regents Park and Hyde Park.

The property is well served for multiple transport hubs; including Edgware Road (Circle / District & Hammersmith & City) Marylebone St (Bakerloo), Marble Arch (Central), Baker Street (Jubilee/Bakerloo), and Paddington (Elizabeth & mainline Station).

LEASE: ABOUT 173 YEARS REMAINING.

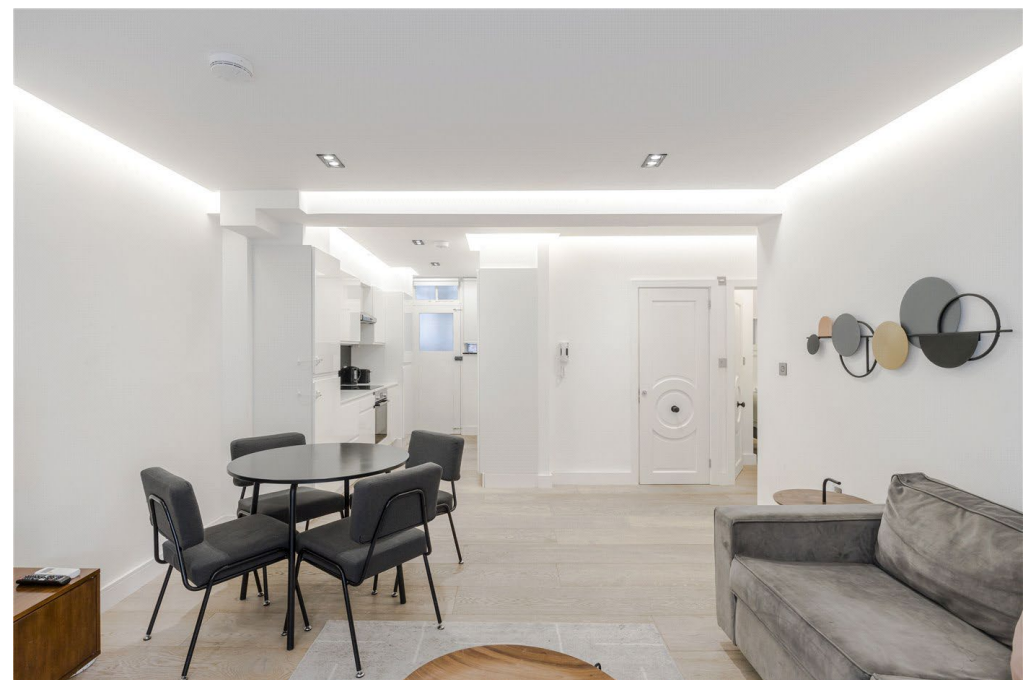
SERVICE CHARGE - ABOUT £6,800 PER ANNUM

RESERVE FUND - ABOUT £2,475 PER ANNUM

GROUND RENT - ABOUT £150 PER ANNUM

COUNCIL TAX BAND: E

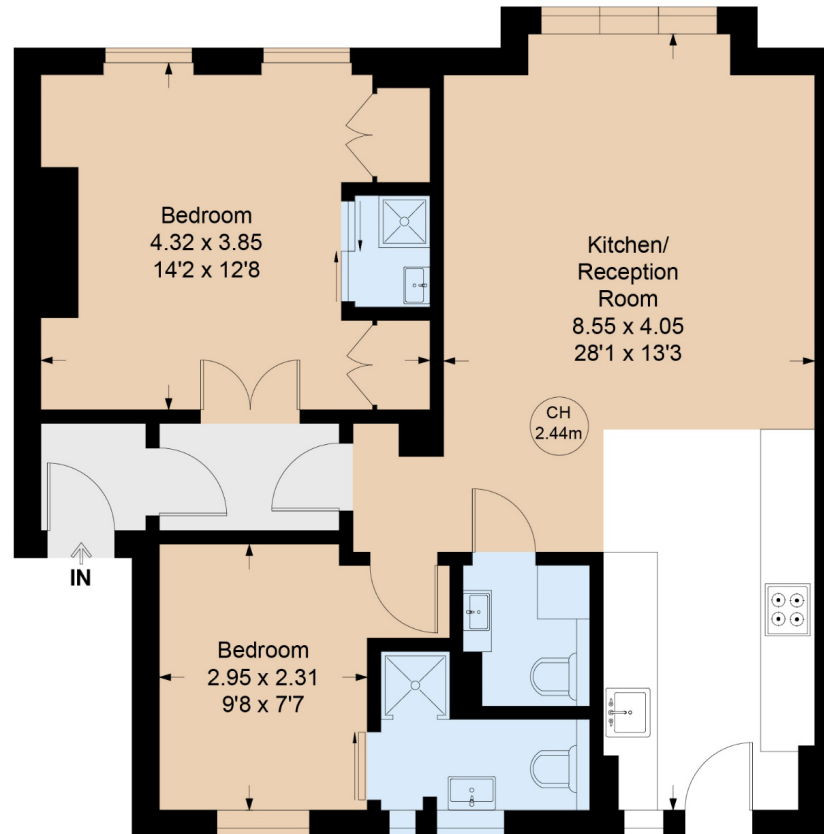




Clarewood Court, W1H

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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