



VINCENT COURT, SEYMOUR PLACE, LONDON, W1H
£925,000 LEASEHOLD

CENTRAL LONDON COMFORT WITH CLASSIC CHARM AND NATURAL LIGHT

DESCRIPTION:

Located on the second floor of a well-maintained purpose-built block, this spacious two-bedroom apartment offers beautifully balanced living in one of London's most sought-after postcodes – W1. The property features a generous principal bedroom with built-in storage, a second double bedroom, a modern shower room, a bright and expansive double reception with a designated dining area, and a separate fully fitted kitchen. Large windows and stylish wood flooring throughout enhance the sense of space and bring in an abundance of natural light.

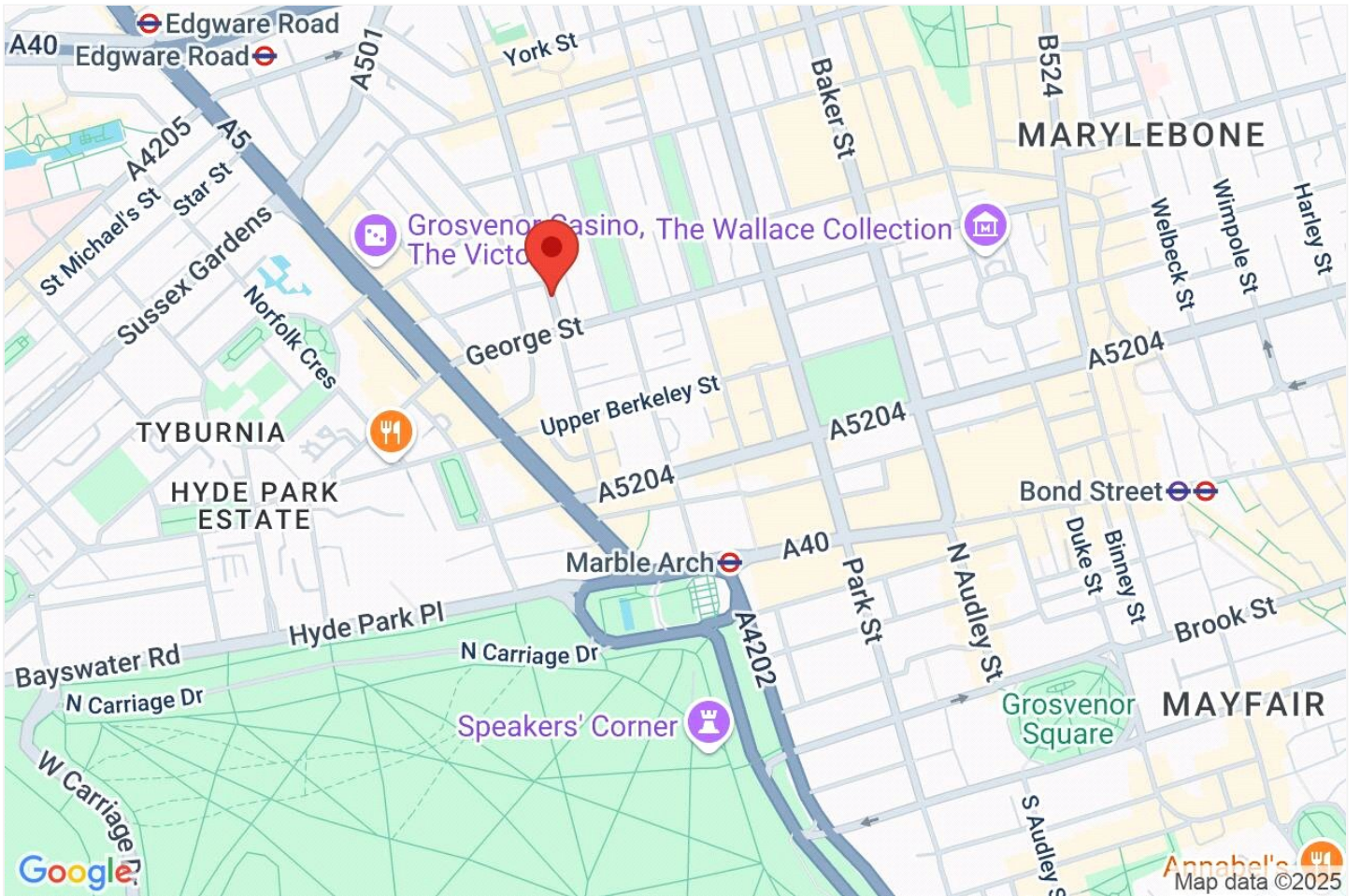
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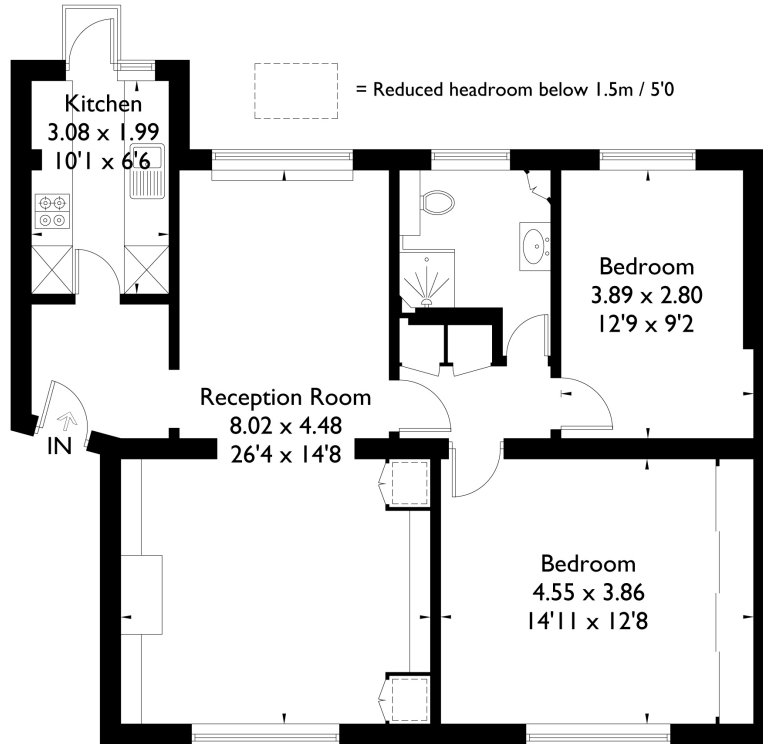
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Vincent Court, Seymour Place, WIH

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



Second Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 193700

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 972 year and 4 months

Service Charge: £3170 per annum plus an additional contribution of £1,060 to a reserve fund.

Ground Rent: £45 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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