



SEYMOUR STREET, W1  
£575,000 LEASEHOLD

Winkworth





## SEYMOUR STREET, W1

**Set within an attractive period building on a characterful London street, this beautifully presented one-bedroom apartment offers bright, contemporary living in an enviable central location.**

Positioned on an upper floor, the property enjoys excellent natural light throughout, enhanced by charming dormer-style windows and elevated views over the surrounding architecture. The spacious open-plan reception room provides ample space for both relaxing and dining, with neutral décor and soft carpeting creating a warm and inviting atmosphere.

The modern fitted kitchen is thoughtfully designed with sleek cabinetry, integrated oven and hob, generous worktop space and tiled flooring, ideal for both everyday living and entertaining.

The well-proportioned double bedroom benefits from built-in storage and direct access to a stylish en-suite bathroom, complete with bath and overhead shower, contemporary tiling and quality fittings.

Externally, the property forms part of an elegant terrace of traditional brick townhouses, perfectly positioned to enjoy the vibrant cafés, shops and excellent transport links nearby.

This is an ideal purchase for first-time buyers, professionals or investors seeking a home in a prime central setting.

Tenure: Leasehold, approximately 165 years remaining

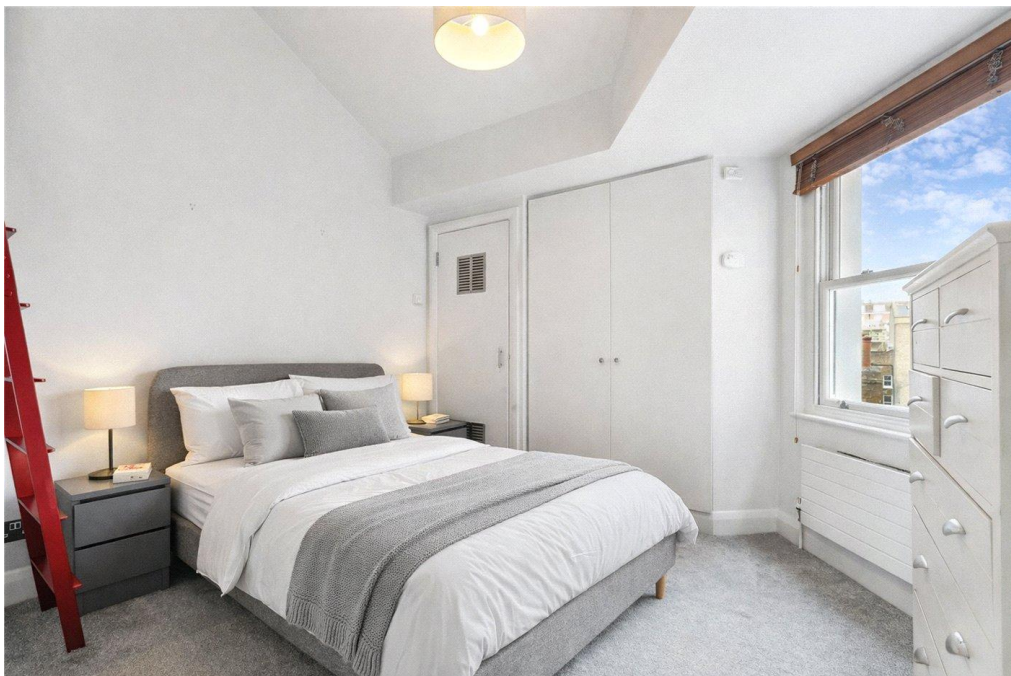
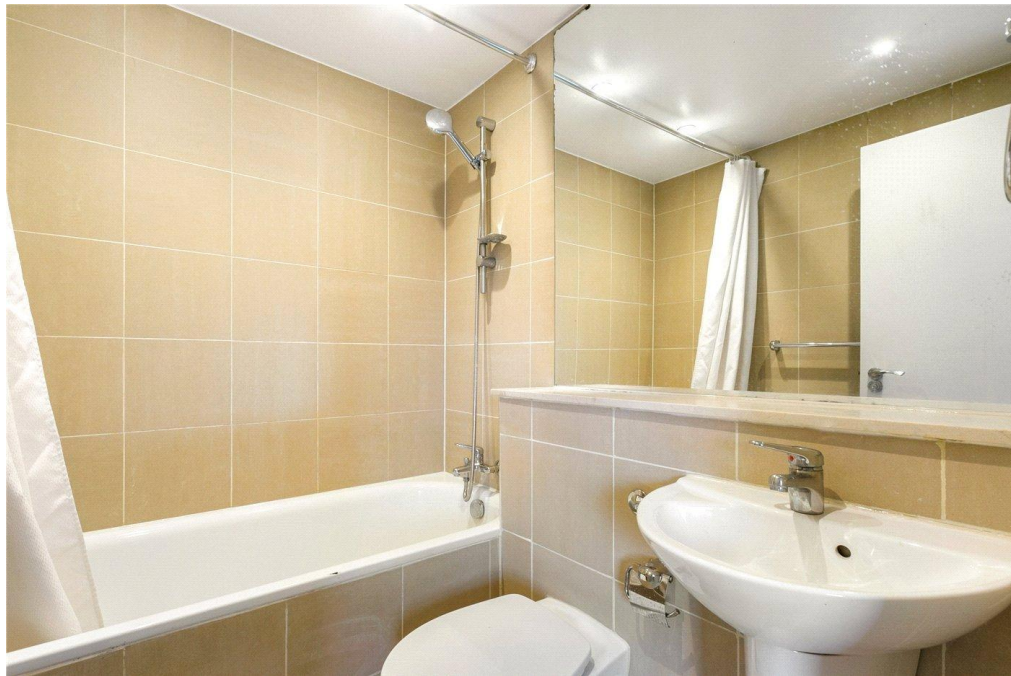
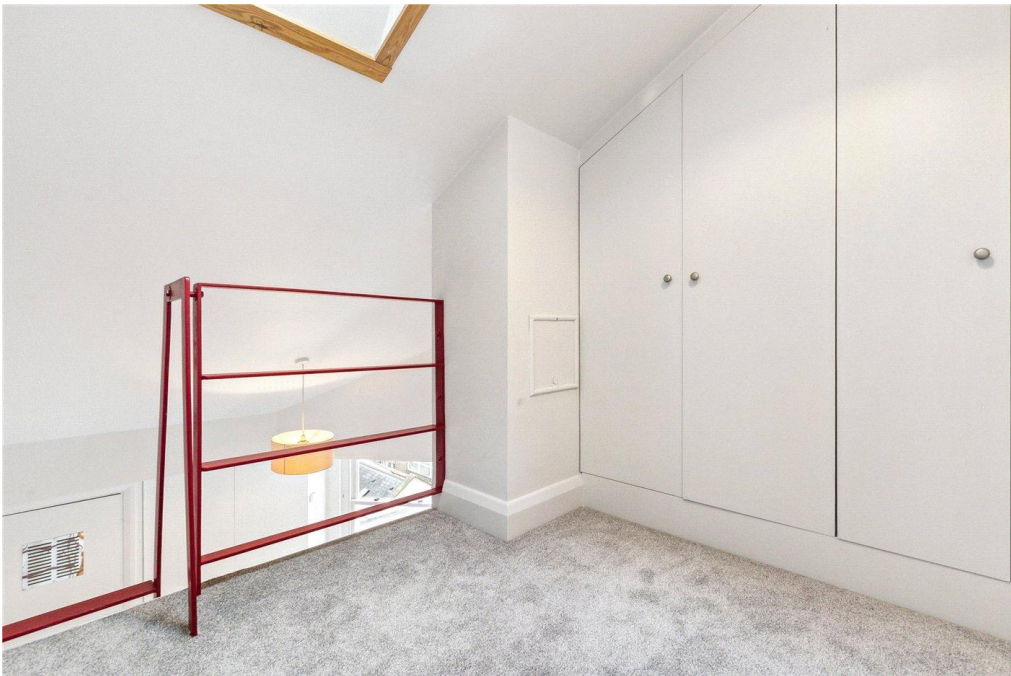
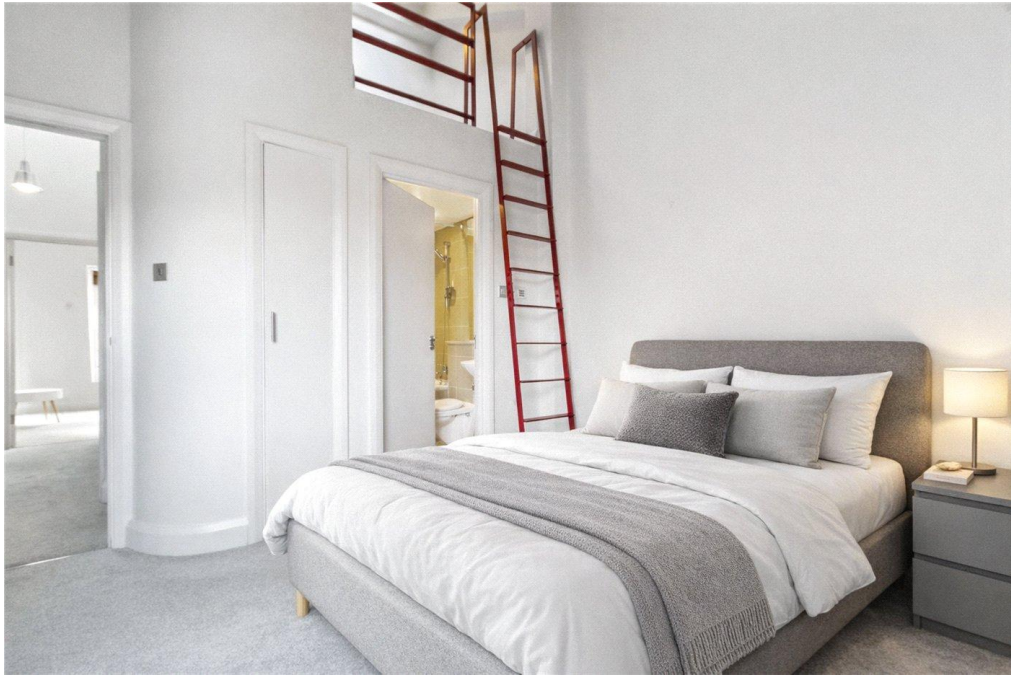
Service Charge: About £2,500 per annum

Ground Rent: About £150 per annum

Council Tax: Band G, Westminster Council





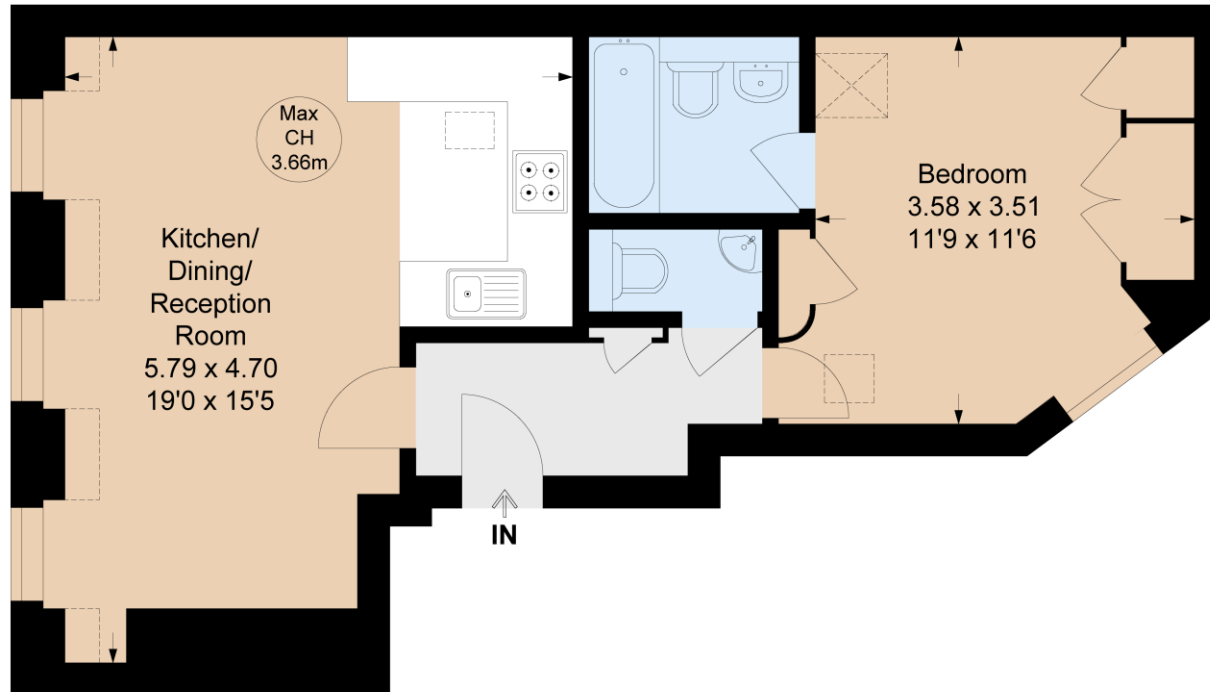


# Seymour Street, W1H

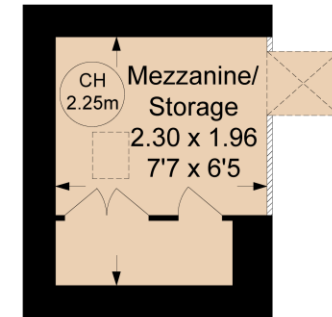
Approximate Gross Internal Area = 47.78 sq m / 514 sq ft

Key :

CH - Ceiling Height



**Fifth Floor**



**Mezzanine**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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