

# Seymour Place, Marylebone

VIH





# Seymour Place, Marylebone **WIH**

A well presented lateral apartment situated on the first floor of a sought-after purpose built block in Marylebone. This bright home offers a great layout, spacious accommodations, and entertaining space. It comprises a principal bedroom with an en suite shower room, two additional bedrooms, a family bathroom, an open-plan kitchen, and a reception room. Further benefits include wood flooring in the reception room and kitchen, and a daytime porter. Clarewood Court is well located for the boutique shops and eateries of Marylebone and the West End. It is also within easy reach of the green open spaces of Regent's Park and Hyde Park. Excellent transport links from Baker Street, Marylebone, Edgware Road and Marble Arch stations.



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**Guide price:** £1,200,000

**Tenure:** Leasehold: approximately 110 years remaining

**Service charge:** £7901.60 per annum, includes gas central heating, reviewed annually, next review is due in 2024

**Ground rent:** £250 per annum, reviewed every 25 years, next review is due in 2034

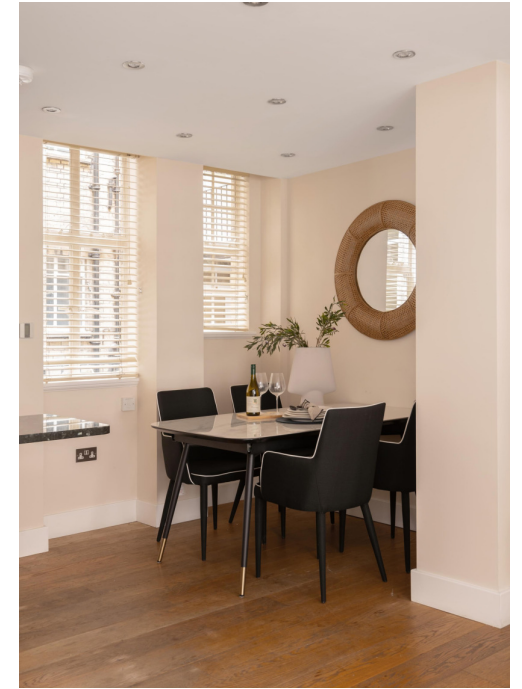
**Local authority:** City of Westminster

**Council tax band:** F





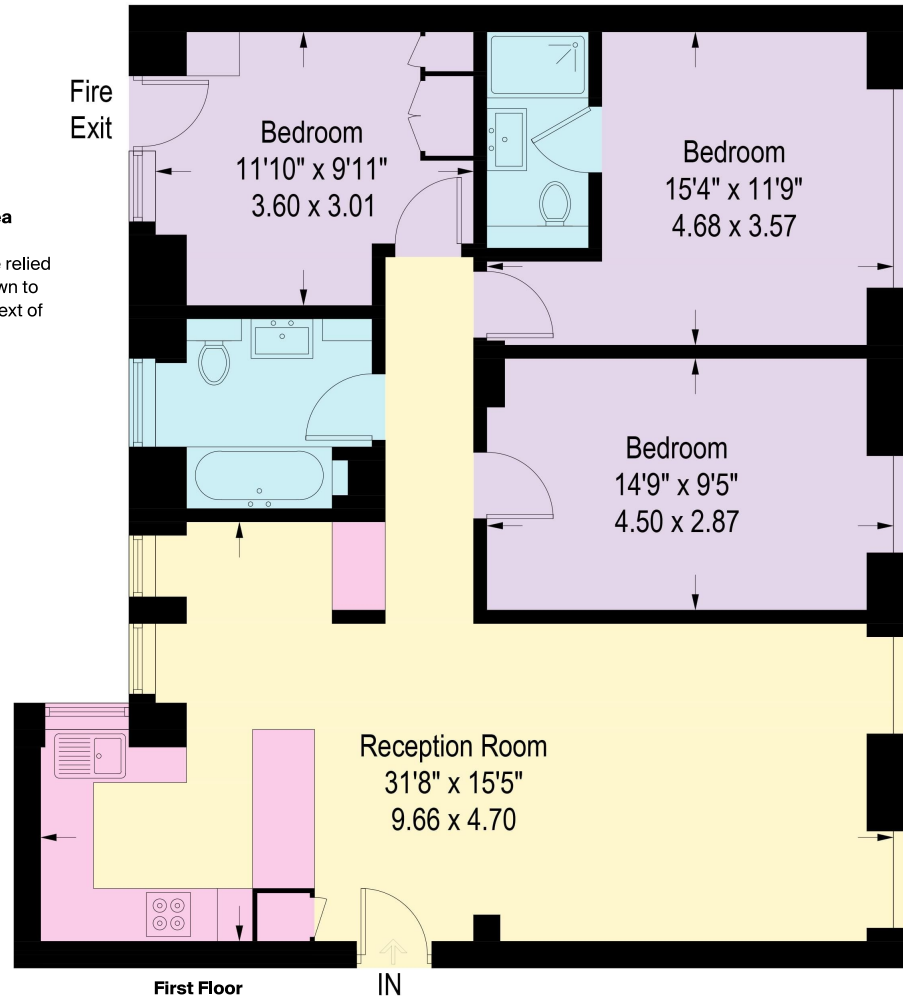






**Approximate Gross Internal Floor Area**  
**86.6 sq m / 932 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 2023. Photographs and videos dated May 2024.

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