



Seymour Place  
Marylebone

W1H





A very bright, two double bedroom flat set on the 5th floor of this purpose-built block. Conveniently located a few minutes walk from Marylebone Station, approx 10 min from Baker Street Station, greenery of Regent's Park and Hyde Park, plus well-known Universities.

This lovely property is offered in very good condition throughout and benefits from an open plan kitchen – living room, lift in the block, private bike storage, an option to rent an underground parking space; all together with the privacy of having only one apartment per floor.

Well situated, this flat presents a great opportunity as a pied-à-terre, student base or first-time buyer home.

Marylebone is a chic residential area with lots of village-feel boutiques and smart restaurants on Marylebone High Street. Selfridges and a parade of high-end shops on famous Oxford Street are less than a mile away.

There are many tourist attractions including Madame Tussauds Waxwork Museum, the Sherlock Holmes Museum and a Georgian mansion that houses the Wallace Collection of art and period furnishings.

**Two double bedrooms • Open plan kitchen • Very bright • Private bike storage • Lift  
Prime location • Close proximity to Marylebone Station • Long lease  
Communal outside space • Close proximity to Baker Street & Regent's Park  
Option to rent an underground parking space • Chain free**













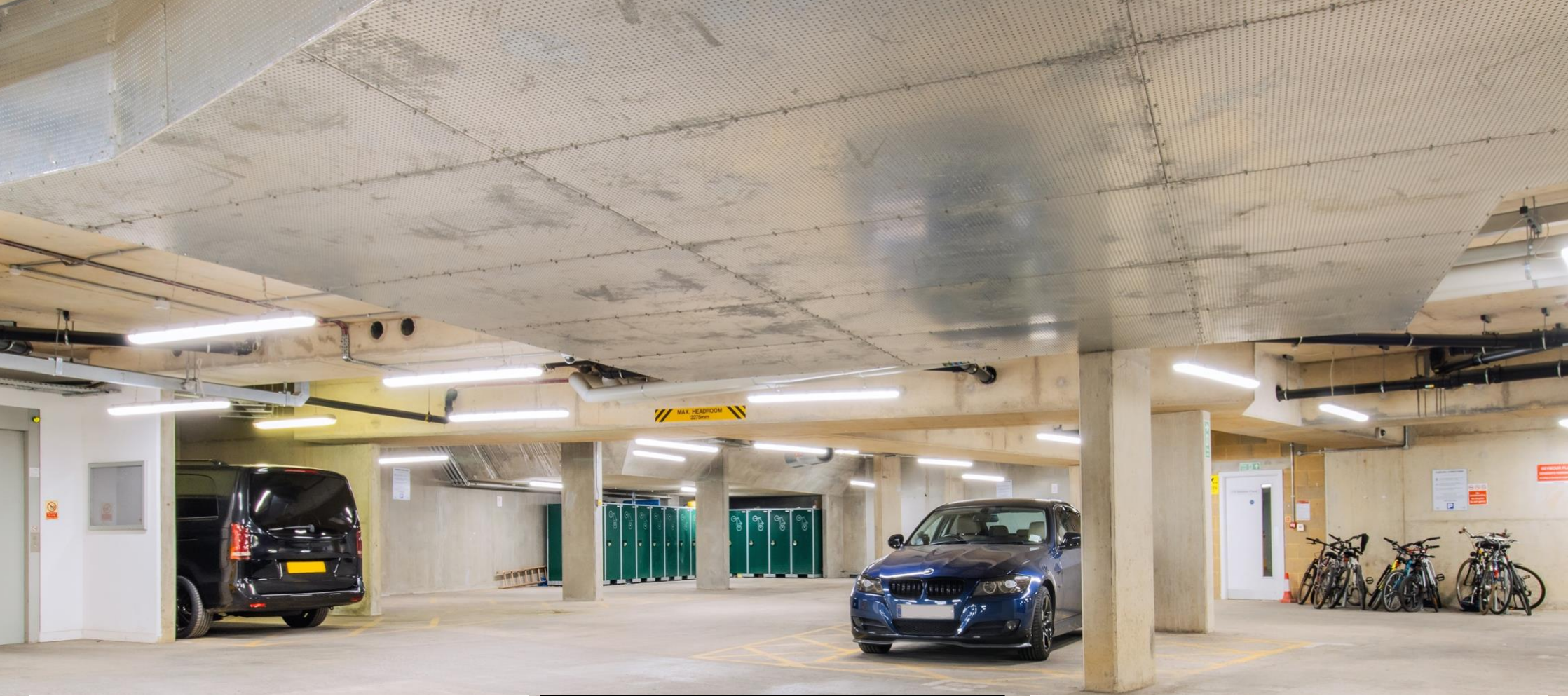
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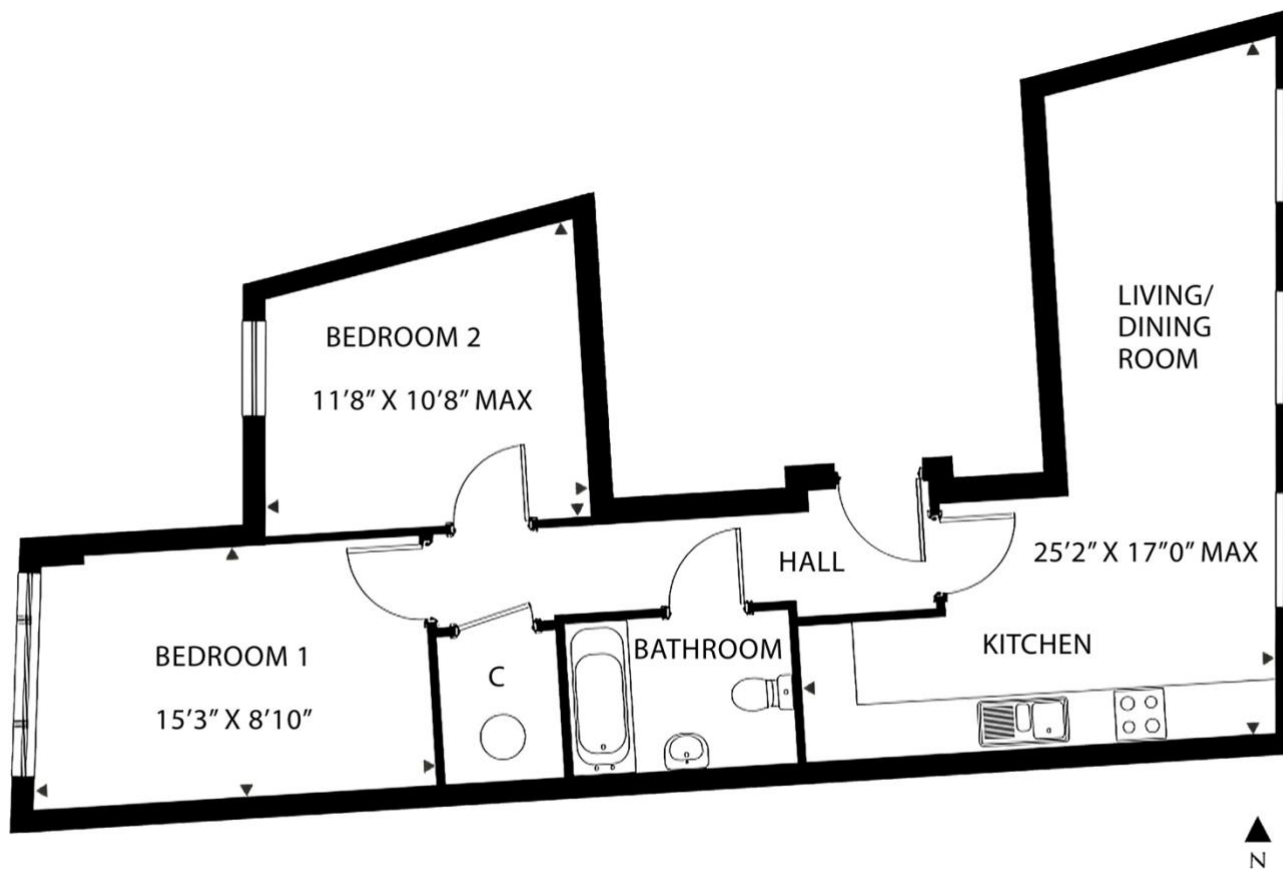
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Approximate Gross Internal Area 656 sq ft / 60.9 sq m

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	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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