



## SEYMOUR PLACE

MARYLEBONE W1H

A First Floor Apartment With Close to 1000 sq ft of Accommodation

£1,295,000

# SEYMOUR PLACE

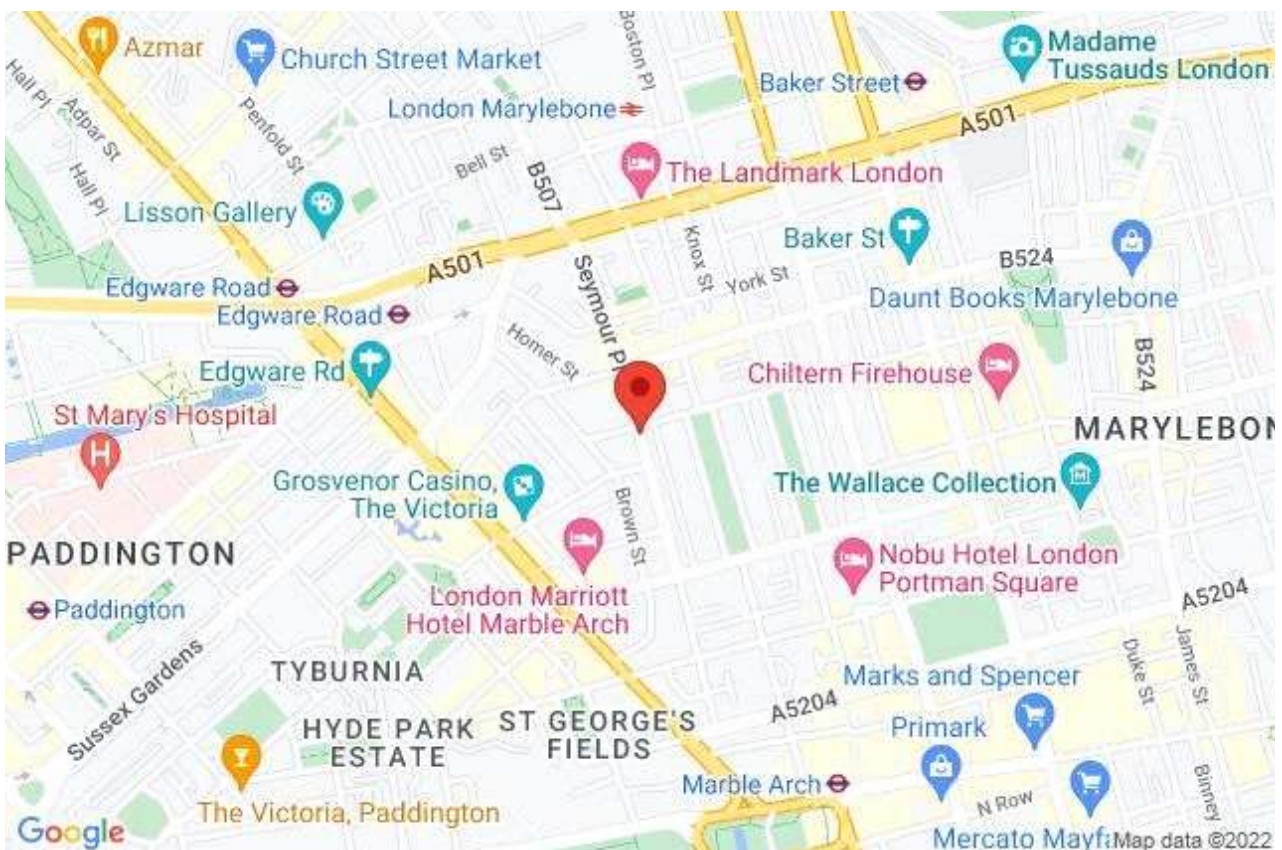
## MARYLEBONE W1H

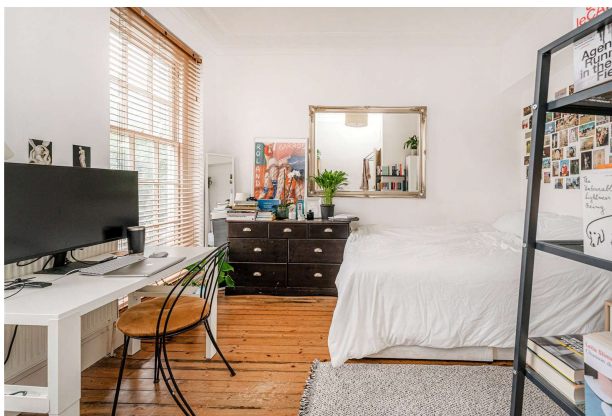
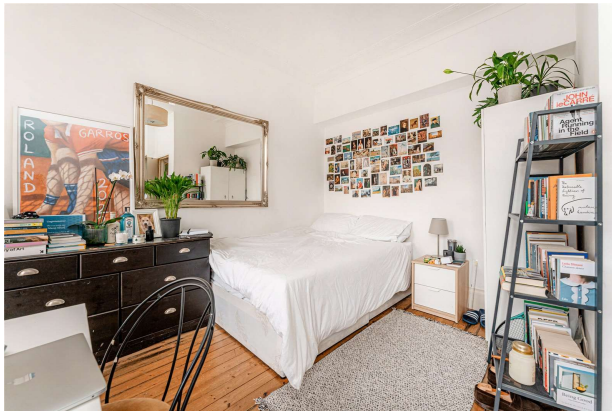
A bright and spacious 4 bedroom, 1 bathroom apartment located on the first floor of this well maintained 1930's purpose-built portered block. The accommodation (approx. 944 sq. ft.) is currently presented as 5 bedrooms however, can easily be configured as a four bedroom home with a large reception room with attractive bay sash windows leading onto a private balcony. The property also benefits from 2.77m high ceilings and an abundance of natural light throughout.

- Leasehold 93 years 3 months
- Four Bedrooms
- One Reception Room
- One Bathroom
- First Floor
- Balcony
- Residents Parking
- 944 Sq Ft Approximately

Sherwood Court is ideally located within early walking distance of Marble Arch, Oxford Street and the open spaces of Hyde Park. Paddington, Edgware Road, Marble Arch and Baker Street stations are easily accessible.

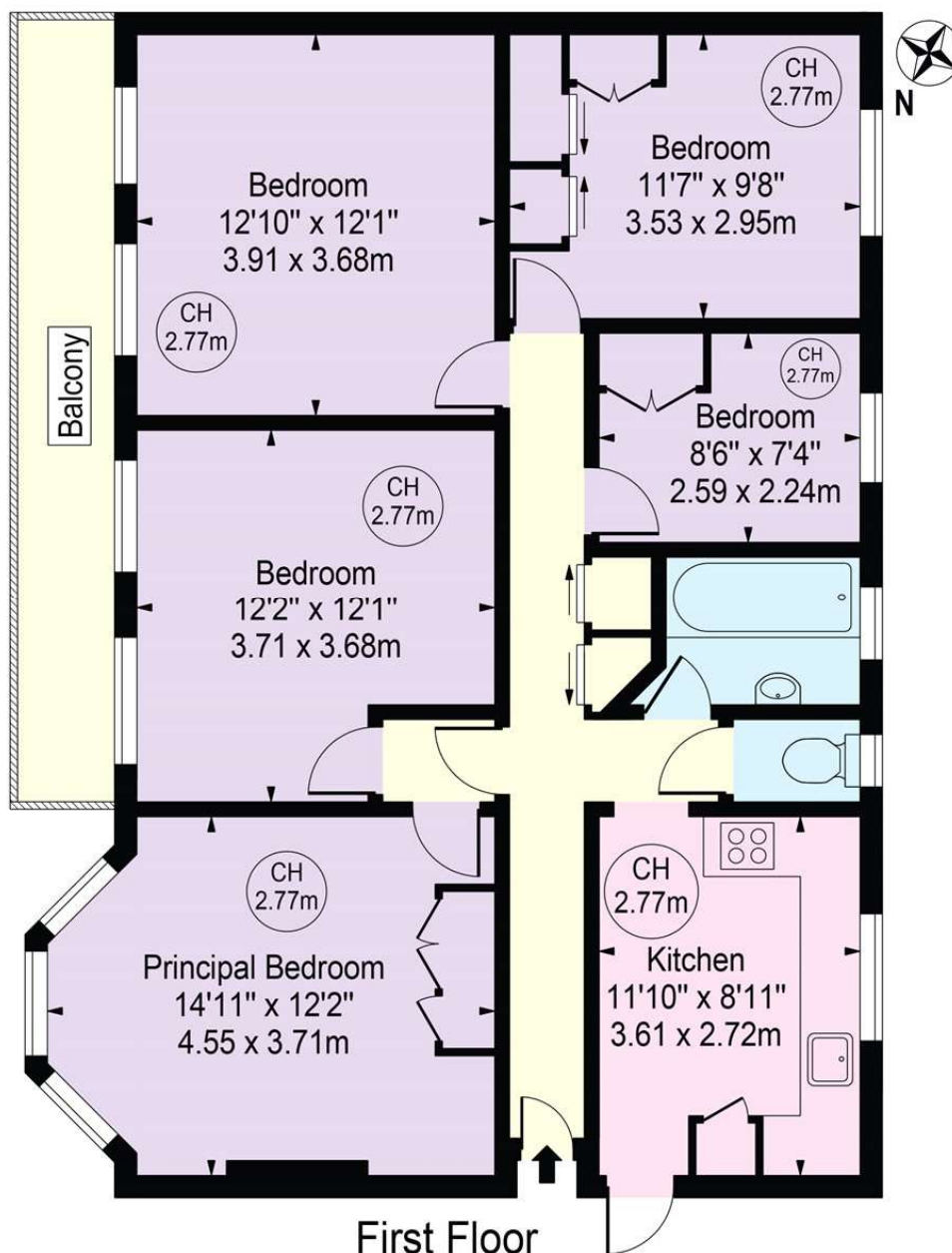
TENURE:	Leasehold	EPC RATING:	C
SERVICE CHARGE:	£4000 per annum (approximately)	COUNCIL TAX BAND:	F
GROUND RENT:	£50 per annum (approximately)		





# Sherwood Court

Approx. Gross Internal Area 944 Sq Ft - 87.70 Sq M  
Approx. External Area Of Balcony 84 Sq Ft - 7.80 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

**Marylebone & Regents Park**

**Sales**

20a Paddington Street

London

W1U 5QP

020 7486 6338

[sales.marylebone@bhhs-london.com](mailto:sales.marylebone@bhhs-london.com)

[bhhs-london.com](http://bhhs-london.com)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

Consumer Protection from Unfair Trading Regulations 2008. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. A member of the franchise system of BHH Affiliates, LLC