



## SEYMOUR PLACE

MARYLEBONE W1H

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

£1,295,000

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





