



A bright two bedroom apartment situated on the sixth floor of a popular period block with a lift.

Clarewood Court, Seymour Place, Marylebone, London, W1H

Guide price £925,000 Leasehold (approximately 140 years remaining)



A bright two bedroom apartment situated on the sixth floor of a popular period block with a lift.

Reception room • Kitchen • Master bedroom with en suite shower room • Further bedroom • Bathroom • Lift • Service charge approximately £6,000 per annum • Ground rent peppercorn • EPC = G

Local Information

Clarewood Court is well located for the restaurants and boutiques of Marylebone and the West End, as well as the greenery of both Hyde Park and Regent's Park.

The transport links are excellent from nearby Edgware Road (approximately 0.3 miles) and Marble Arch (approximately 0.6 miles) underground stations, Marylebone (approximately 0.3 miles) and Paddington (approximately 0.8 miles) train stations, and access to The West and Heathrow via the A40.

About this property

This sixth floor apartment offers spacious accommodation comprising of reception room, kitchen, master bedroom with en suite shower room, further double bedroom and a bathroom. The apartment is wonderfully bright and benefits from an open outlook.

Please note the picture were taken over 6 months ago

Tenure

Leasehold (approximately 140 years remaining)

Energy Performance

EPC Rating = G

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

Telephone: +44 (0) 20 3527 0400.



Gross Internal Area 715 sq ft, 66.4 m² Including Under 1.5m
Gross Internal Area 693 sq ft, 64 m² Excluding Under 1.5m

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Clarewood Court, Seymour Place, W1

Gross internal area (approx.)
66 Sq m (715 Sq ft) Including Under 1.5m
64 Sq m (693 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale

capital 020 8671 7722



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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