



SEYMOUR PLACE, MARYLEBONE, W1H
£995 per week*

Carter Jonas

FLAT 2, SEYMOUR PLACE, MARYLEBONE, LONDON, W1H 7NA

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Second Floor
- Long Let
- Unfurnished (or furnished at separate cost)

THE PROPERTY

It features a bright reception room with wood flooring and an excellent fully fitted and open plan kitchen, two double bedrooms with two bathrooms (one en-suite shower room).

The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost)

Seymour Place is situated close to Marylebone High Street and its lively section of stores, restaurants, and cafes. The open areas and leisure amenities of Hyde Park lie to the south. Edgware Road (Circle/District/Hammersmith & City), Marylebone (Bakerloo), Marble Arch (Central), Baker Street (Jubilee/Bakerloo), and Paddington are just a some of the nearby convenient transportation hubs that are close to the property (Elizabeth & mainline Station).

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

This lovely two bedroom flat is located on trendy Seymour Place, next to a great range of shops and restaurants and in a fantastic location close to both Marble Arch and Hyde Park.



Holding deposit is 1 week's rent = £995 (at asking price)

Security deposit is 6 week's rent = £5,970 (at asking price £995pw)

Council Tax Band F

The building has no internal cabling for fibre, nor does it have a wayleave. The property will have no internet connection until the internal fibre cabling has been installed and the wayleave agreement is in place for the connection to be made. The timeline for these to be completed is unknown.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

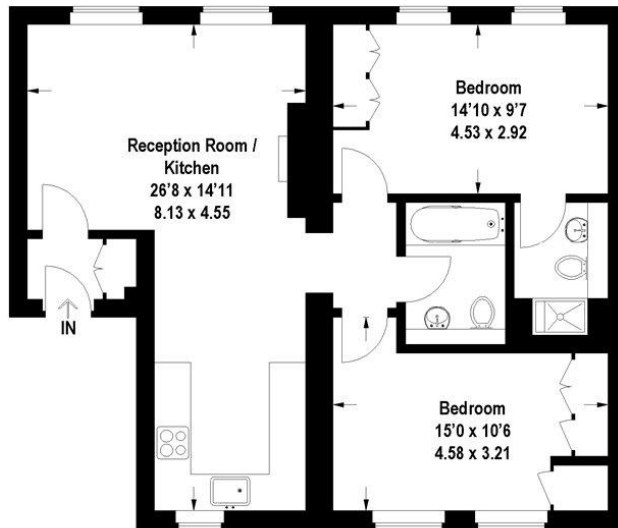
Viewing Strictly by appointment

Local Authority City of Westminster - Selective Licences - Council Tax Band F



Seymour Place, W1

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Classification L2 - Business Data



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.