



Mertoun Terrace, Seymour Place,  
Marylebone, W1H

Asking Price £1,250,000, Leasehold

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## Description

A well presented four-bedroom maisonette set within a charming purpose-built terrace, featuring its own private entrance. This spacious home spans the first and second floors, offering an equipped kitchen, a generous double reception room, a comfortable double bedroom, and a guest WC on the first floor. Upstairs, the second floor comprises a master bedroom with en suite shower room, two additional double bedrooms, and a family bathroom.

Mertoun Terrace is ideally situated in the heart of Marylebone, just moments from the vibrant Oxford Street and Baker Street, with the boutique shops and restaurants of Marylebone High Street also only a short walk away.

Westminster Council Tax Band G.

## Key Features

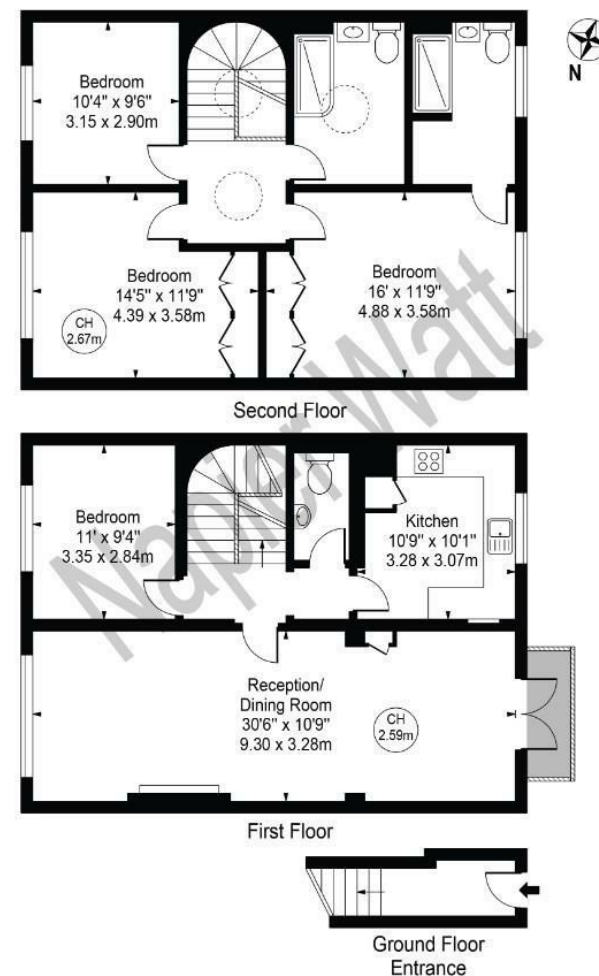
- PRIVATE ENTRANCE
- OUTSTANDING LOCATION
- 4 BEDROOMS IN MARYLEBONE

## Terms

Leasehold- 125 years less 15 days from 29th September 1959 ie 60 Years Remaining.

## Mertoun Terrace

Approx. Gross Internal Area 1389 Sq Ft - 129.04 Sq M



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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.