



Cumberland Mansions, Seymour Place,  
Marylebone, W1H

Asking Price £2,500,000, Leasehold

NAPIER WATT

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## Description

Exceptionally well proportioned three bedroom, three bathroom apartment within a purpose built period development. Benefiting from a large reception, private balconies and a expansive kitchen with integrated dining room.

Moments from Edgware Road's excellent array of shops and eateries, Cumberland Mansions is only a short journey from beautiful Hyde Park and Oxford Street's unbeatable selection of shops. Euston station is within easy reach as is Marble Arch tube station.

Entrance Hall : Reception Room : Kitchen / Breakfast Room : Master Bedroom With Ensuite Shower Room : 2 Further Bedrooms : Bathroom and Shower Room : Balcony : EPC D :

## Key Features

- GOOD DECORATIVE CONDITION
- LIVE IN, RESIDENT PORTER
- CCTV
- LIFT
- FIRST FLOOR
- READY TO MOVE IN

## Terms

Leasehold : 1 November 2011 to 15 December 2127 ie 102 years  
 Council Tax Band G Westminster  
 Ground Rent £80 pa  
 Service Charge : £9,036 pa

## Cumberland Mansions, W1H

Approximate Gross Internal Area : 152.28 Sq. metres  
 1639 Sq. feet



## SECOND 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

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.