



# Lord Estates

Established 1978

## CLAREWOOD COURT, W1H 2NL



### £1,275,000

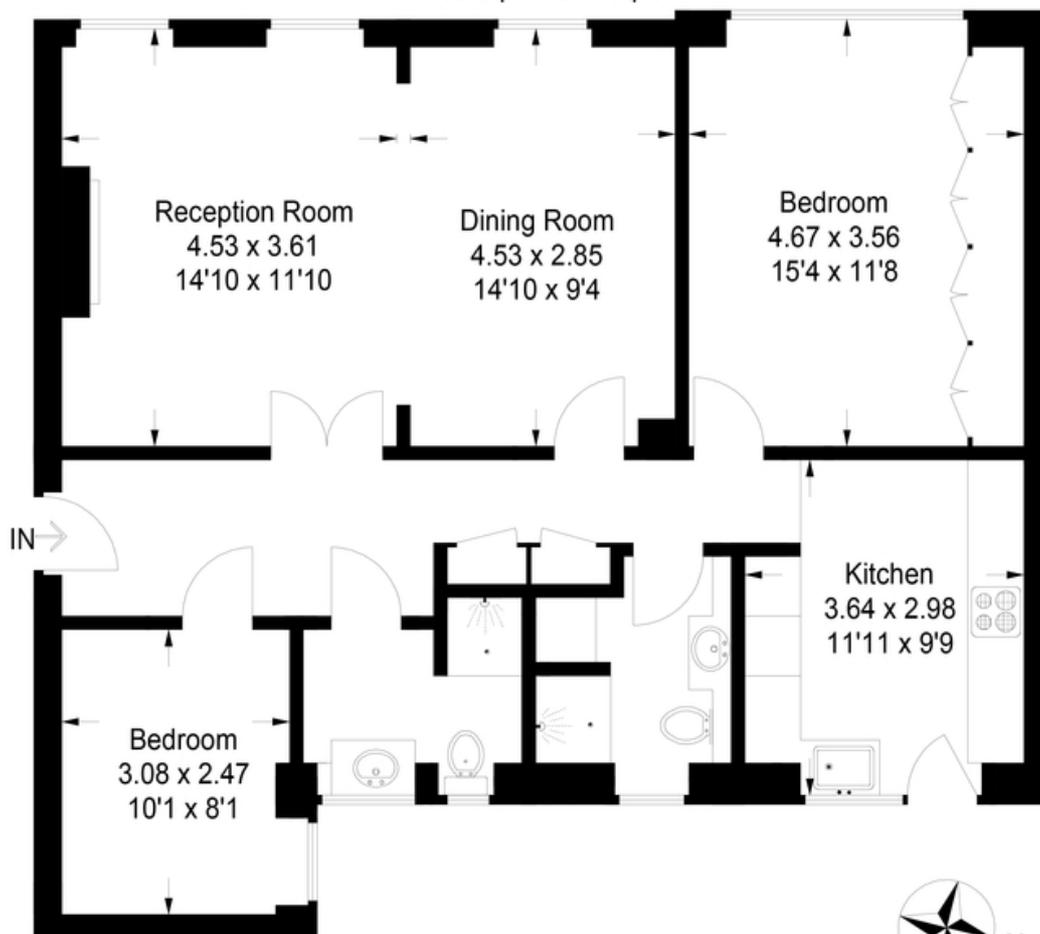
A spacious and bright 2 bed, 2 bath apartment on the 1st floor of this popular purpose built block conveniently located for all amenities of Marylebone. The property benefits from excellent layout, a double Reception, lift and resident porter. The building is ideally located for leisure and shopping facilities of charming Marylebone Village and trendy Portman Village, minutes walk to Baker Street and Selfridges at Oxford Street.

It is also within easy reach of the green open spaces of both Regent's Park to the north and Hyde Park to the south. Council Tax Band: F



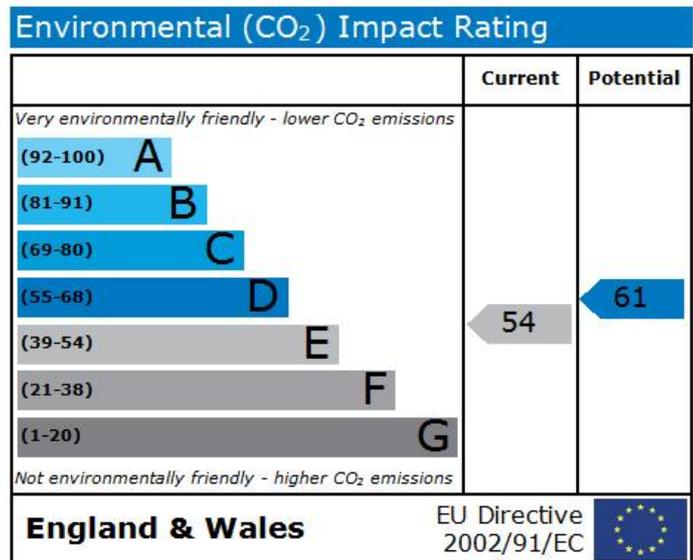
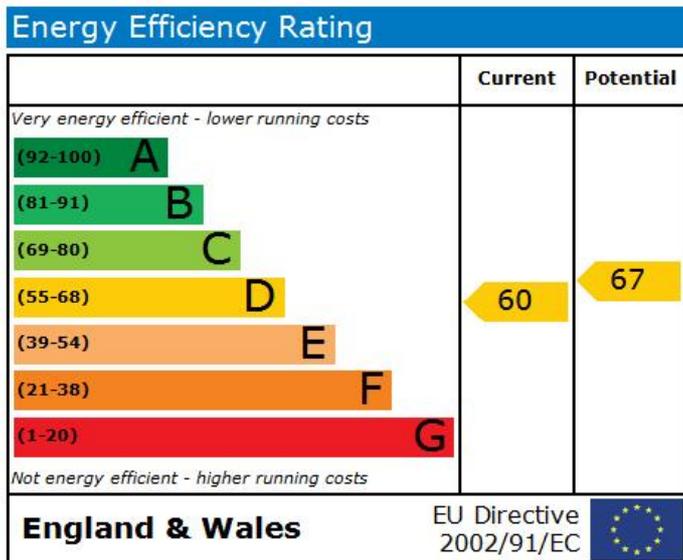
# Seymour Place

Approximate Gross Internal Area  
88 sq m / 947 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. 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.



## Terms and conditions

**Tenure:** Leasehold  
**Leasehold:** expiring 23/03/2109  
**Service charge:** £4977  
**Ground rent:** £270

### Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.