



WESTCHESTER HOUSE 70-86, SEYMOUR STREET, HYDE PARK ESTATE, W2  
**£1,495,000 LEASEHOLD 85 YEARS 10 MONTHS**

**A SPACIOUS LIGHT THREE BEDROOM RAISED GROUND FLOOR APARTMENT SET IN AN ATTRACTIVE INTER-WAR PORTERED MANSION BLOCK - 'WESTCHESTER HOUSE'.**

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#### DESCRIPTION:

The property is ideally placed for the open spaces of Hyde Park, Marble Arch, the fabulous eateries in Marylebone & Mayfair, together with the shopping opportunities on Oxford Street - West End. Located near the prestigious and attractive private gardened Connaught Square - part of the Hyde Park Estate. The apartment is extremely well served for transport links; including Marble Arch and Bond Street (Central Line) underground stations to the south east. For Heathrow and the commuter - just to the north west (about 0.7 mile), Paddington Station (National Railway & Underground) is about to unveil (est. June 2022) the new Elizabeth Line. Example journey times: Paddington to Canary Wharf - about 17 mins, Bond St to Liverpool St about 7 mins.

SERVICE CHARGE - ABOUT £8,000 PER ANNUM

GROUND RENT - ABOUT £500 PER ANNUM



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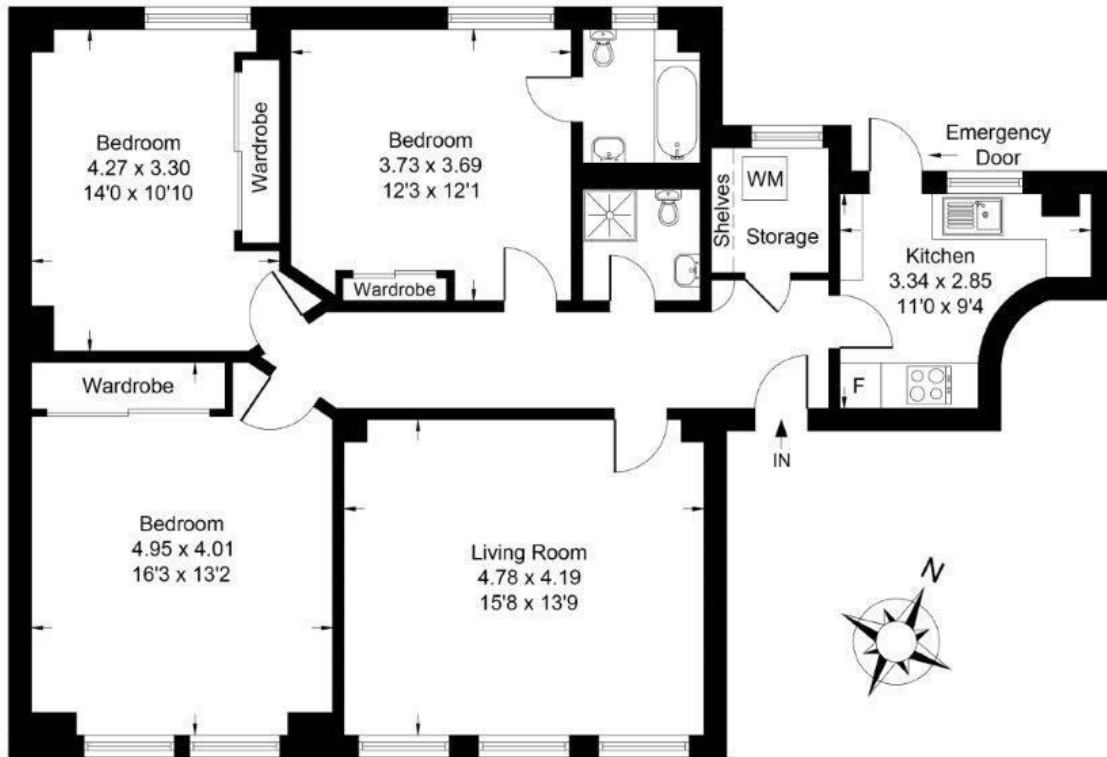




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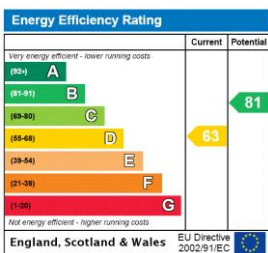
Approximate Gross Internal Area = 97.05 sq m / 1045 sq ft



### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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