



Sager House, Seymour Street, London, W1H

**STRUTT & PARKER**  
BNP PARIBAS GROUP



# Sager House

## Seymour Street, W1H

A beautifully presented apartment within striking distance of Hyde Park, Mayfair and Marylebone.

Open-plan living/dining reception room  
Kitchen | 2 bedrooms | 2 Bathrooms | Laundry room

This apartment features clean, neutral decor and high quality fittings throughout. The 30 ft open-plan living and dining room offers plenty of space for entertaining whilst the adjacent kitchen comes fully equipped with Miele appliances and plenty of storage. Both of the spacious bedrooms offer built-in wardrobes and have access to their own bathrooms. The principal bedroom has an en suite with a walk-in shower and the second bedroom has use of the family bathroom which has a large bath with an overhead shower.

The apartment benefits from air-conditioning and the building offers a lift to all floors as well as a day porter.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms

**Tenure:** Leasehold - Expiring 2,203

**Service Charge:** £5,586.12 pa

**Ground Rent:** £200 pa

**Council Tax Band:** H

**Local Authority:** City of Westminster

**Services:** Mains electricity, gas, water and drainage

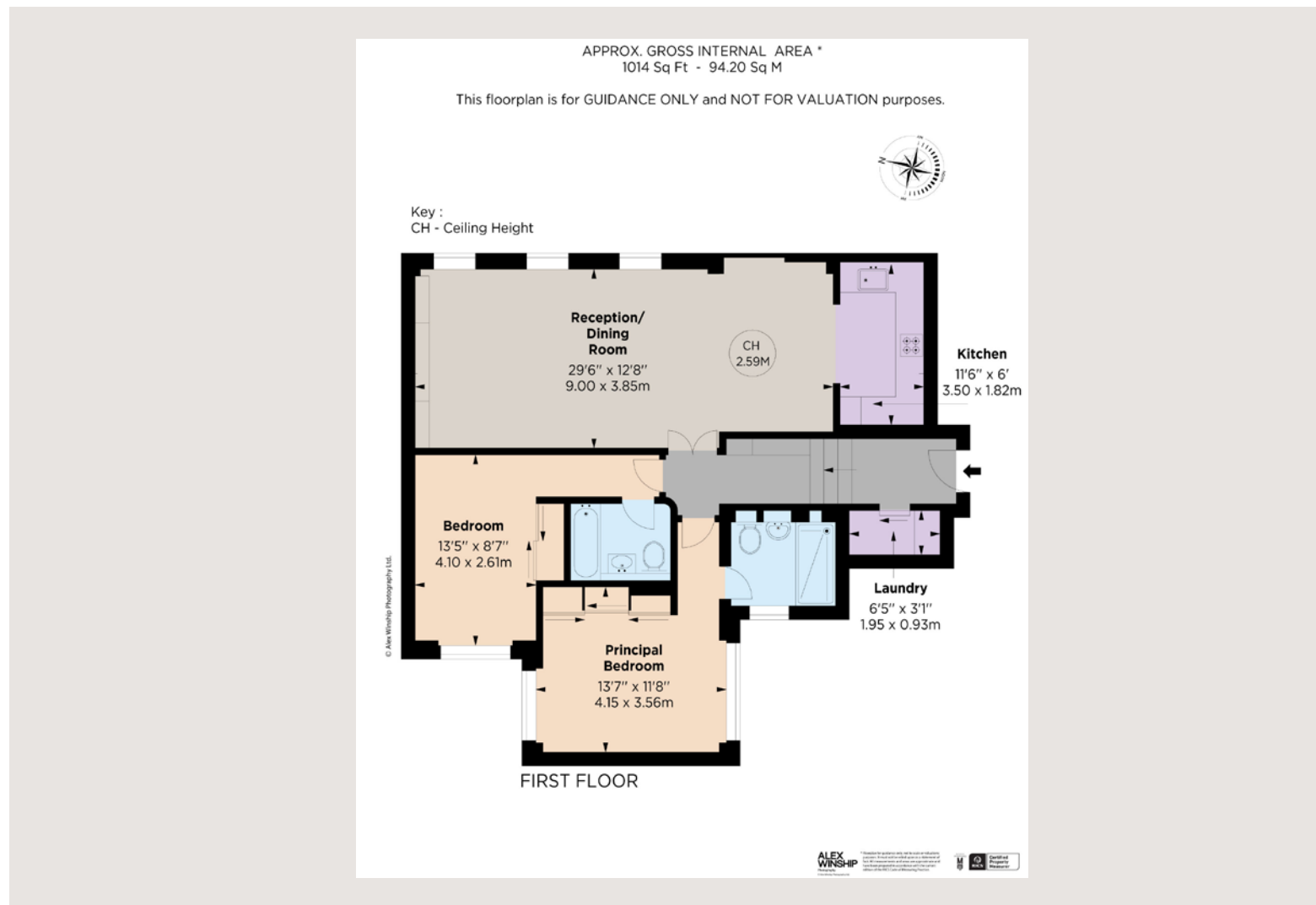
**Price:** £1,395,000

## Mayfair & Marylebone

66 Sloane Street, London SW1X 9SH

**020 7235 9959**

charles.medina@struttandparker.com



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2023. Particulars prepared April 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.