

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



FOR SALE

**RARE OPPORTUNITY TO PURCHASE A CHARACTER MEWS
BUILDING IN THE HEART OF MARYLEBONE, W1**



20 SEYMOUR MEWS, LONDON, W1

1,120 sq ft/104 sq m

LOCATION

Located on the south side of this incredibly quiet and pretty cobbled Mews, directly off Wigmore Street between Portman Square and Manchester Square. Seymour Mews is located in the heart of Marylebone, minutes' walk from Bond Street Station (Central, Jubilee and Elizabeth Lines) and Marble Arch Station (Central line).

The local area provides an excellent selection of bars, cafes, restaurants and shops being close to Marylebone High Street, Bond Street and Oxford Street.

ACCOMMODATION

The property comprises a character Mews office building within an attractive cobbled cul-de-sac, comprising:

Mezzanine	222 sq ft
First	489 sq ft
Ground	409 sq ft
TOTAL	1,120 sq ft

Whilst ready to occupy in it's current configuration, there is the scope to reinvent the space in a more contemporary style. A further 763 sq ft could be made available if required.

AMENITIES

- * Impressive principal room with a double height ceiling
- * Kitchen
- * Self contained
- * Good natural light
- * Comfort cooling
- * Central heating
- * Male and female WCs

TENURE

The property is held on a 125-year lease from March 2001 – further details on request.

PRICE

Offers sought in the region of £1.995M for this valuable long leasehold interest.

RATES

RV £60,000, rates payable £30,720.00 per annum i.e. £27.43 per sq ft

LEGAL COSTS

Each party to be responsible for their own legal costs.

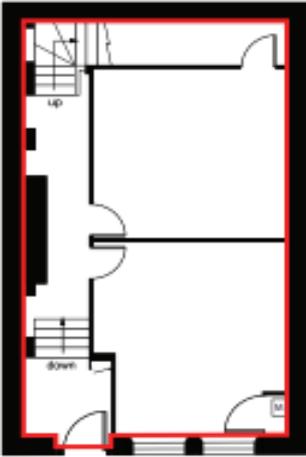
VIEWING

By appointment through joint sole agents

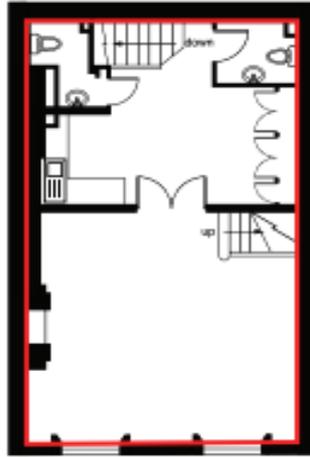
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Ground Floor



First Floor



Second Floor

