



# Black Brick

Finding perfect properties

Case Study

Seymour Street, Marylebone, W1H



**Price:** £1,150,000 : February 2019

## The Challenge

Our client from Hong Kong was looking to invest circa £2million into the London market. They had limited knowledge of the geography and market conditions in central London. We advised them to split the budget for the investment into two properties, rather than one, providing diversity of investment and stronger rental prospects. This is one of the two flats our client purchased on our advice.

## The Perfect Conclusion

Black Brick successfully agreed the purchase of this brand newly completed one bedroom flat located in a block of only 27 private residential apartments. The building is regarded as one of the best to have been completed within the last 24 months with all units selling out off-plan. The building is finished to a very high standard with 24 hr security/concierge and underground parking.

## The Unfair Advantage

The property sold for the original contract price of £1,600,000, but the buyer failed to complete. Through our contacts we were quickly made aware of the opportunity to purchase at a heavily discounted rate before the property was released back onto the open market. We subsequently agreed the purchase at £1,150,000, a 28% discount from the original contract price.



**We're ready when you are.**

We would be delighted to hear from you to discuss your own property requirements and how we may be able to assist you. Should you wish to arrange for a non obligatory consultation, please contact us:

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