



QUEBEC COURT, W1

Price
£1,595,000

A newly modernised second floor apartment with two double bedrooms and two bathrooms moments away from Oxford Street. The accommodation comprises of a large reception room, separate kitchen, guest WC and two double bedrooms both with en-suites. This beautifully renovated flat is in a purpose built block with a lift and a porter, and is wonderfully located just moments away from Marble Arch Tube Station (Central Line), Oxford Street and the open spaces of Hyde Park.

Details

- Two double bedrooms
- Two en-suites
- Guest WC
- Newly refurbished
- Separate kitchen
- Moments from Oxford Street
- Day Porter
- Lift

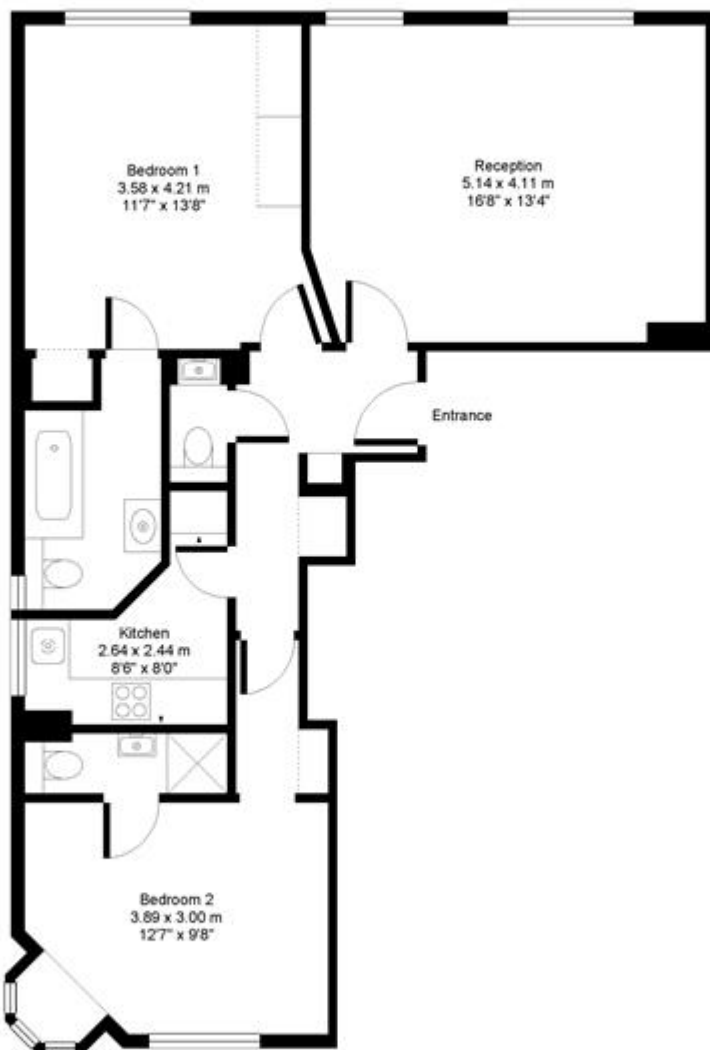




Quebec Court Seymour Street, W1



Approx. Gross Floor Area = 74 sq.meters • 800 sq.feet




SECOND FLOOR

For illustrative purposes only. Not to scale.

Terms and Conditions

Tenure: 96 years
 Ground Rent: £50.00
 Service Charge: £6,572.00
 Borough: Westminster
 Price: £1,595,000

EPC Information

Energy Performance Certificate 

Flat 26
 21, Seymour Street
 LONDON
 W1H 7JR

Dwelling type: Mid-floor flat
 Date of assessment: 20 August 2009
 Date of certificate: 11 September 2009
 Reference number: 8101-5328-6940-2730-0026
 Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	72	65	66

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-58) F
 (1-20) G
 Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-58) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	249 kWh/m ² per year	241 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	3.0 tonnes per year
Lighting	£75 per year	£37 per year
Heating	£407 per year	£415 per year
Hot water	£119 per year	£119 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT