



OXFORD AND CAMBRIDGE MANSIONS, TRANSEPT STREET, NW1 5EL

Price

£995,000

A well presented first floor two bedroom apartment in this popular period mansion block. The accommodation comprises of a large double reception, kitchen, two bedrooms, bathroom and guest WC.

Added benefits include high ceilings throughout, lift and caretaker.

Oxford and Cambridge Mansions is brilliantly located just a short walk from Marylebone station (Bakerloo line & mainline), Baker Street, Edgware Road, Oxford Street and the open spaces of Hyde Park.

Details

Double Reception Room

Kitchen

Two Bedrooms

Bathroom

Guest WC





Oxford and Cambridge Mansions Transept Street, NW1



Approx. Gross Floor Area = 86 sq.meters • 926 sq.feet



FIRST FLOOR

For illustrative purposes only. Not to scale. Prepared by swan-photography.co.uk

Terms and Conditions

Tenure: 62 years
 Borough: Westminster
 Price: £995,000

EPC Information

Energy Performance Certificate

Flat 10/C Oxford & Cambridge Mansions, Transept Street, LONDON, NW1 5EL

Dwelling type: Mid-floor flat Reference number: 9968-7018-7264-3155-2960
 Date of assessment: 16 April 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 April 2015 Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,556
Over 3 years you could save	£ 1,242

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 174 over 3 years	
Heating	£ 1,878 over 3 years	£ 792 over 3 years	
Hot Water	£ 339 over 3 years	£ 348 over 3 years	
Totals	£ 2,556	£ 1,314	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
G	B1

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 816	✔
2 Draught proofing	£80 - £120	£ 39	✔
3 Low energy lighting for all fixed outlets	£80	£ 138	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/havingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run all no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT