



SHERWOOD COURT, SHOULDHAM STREET

Price
£1,375,000

Located on the third floor (top) of this red brick mansion block is this wonderful newly refurbished two bedroom apartment. Offering an abundance of natural light the accommodation comprises of large kitchen/reception/dining room with a bay window, master bedroom with en suite bathroom, further double bedroom and shower room.

Sherwood Court is brilliantly located just a short walk from Marylebone High Street, Baker Street, Marble Arch, Oxford Street and the open spaces of Hyde Park.

Details

- Open Plan Kitchen/Reception/Dining Room
- Master Bedroom with En Suite Bathroom
- Further Bedroom
- Shower Room
- Balcony

Terms and Conditions

Tenure: 101 years
 Service Charge: £4,719.00
 Borough: Westminster
 Price: £1,375,000

EPC Information

Energy Performance Certificate

Flat 25 Sherwood Court, Shouldham Street, LONDON, W1H 5FD

Dwelling type: Top-floor flat Reference number: 2938-8079-6228-8235-0944
 Date of assessment: 27 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 29 August 2015 Total floor area: 81 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:	£ 3,255
Over 3 years you could save	£ 759

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 168 over 3 years	
Heating	£ 2,874 over 3 years	£ 2,109 over 3 years	
Hot Water	£ 219 over 3 years	£ 219 over 3 years	
Totals	£ 3,255	£ 2,496	

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

	Current	Potential
Very energy efficient - lower running costs (92-104) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	57	57

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	£ 579	✔
2 Draught proofing	£80 - £120	£ 39	✔
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 144	✔

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

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT