



UPPER WIMPOLE STREET, LONDON, W1.

Price
£875 per week

Lovely apartment in a period conversion.

Extremely spacious two bedroom apartment with wooden floors, very high ceilings and a lovely kitchen and bathrooms, on the ground floor of this excellent period conversion.

The property is centrally located within easy walking distance of Regent's Park and Marylebone High Street.

Details


- 2 Bedrooms
- Bathroom
- Shower Room
- Laundry Room
- Reception Room
- Kitchen



Terms and Conditions

Available: Available Now For Long Let
Price: £875 per week

EPC Information

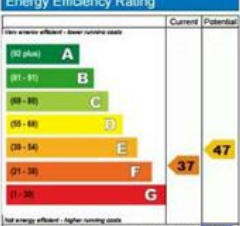
Energy Performance Certificate 

Ground Floor Flat
23 Upper Wimpole Street
LONDON
W1G 6ND

Dwelling type: Mid floor flat
Date of assessment: 31 March 2009
Date of certificate: 1 April 2009
Reference number: 0258-2809-6375-0071-9205
Total floor area: 109 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




Best energy efficient - lower running costs

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.

Environmental Impact (CO₂) Rating



Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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	525 kWh/m ² per year	486 kWh/m ² per year
Carbon dioxide emissions	8.6 tonnes per year	8.0 tonnes per year
Lighting	£112 per year	£56 per year
Heating	£875 per year	£768 per year
Hot water	£187 per year	£144 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.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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/myhome

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT