



BEAUFORT HOUSE, QUEENSBOROUGH TERRACE W2

Price
£1,295,000

A beautifully presented fifth floor three bedroom purpose built apartment just a stones throw away from Hyde Park. The accommodation comprises of a large reception room with open plan kitchen, Master bedroom with en-suite bathroom, two further double bedrooms and two shower rooms. Further benefits include porter and lift.

Beaufort House is a small purpose built block wonderfully located on Queensborough Terrace just a short walk from the open spaces of Hyde Park, Queensway tube station, Bayswater and Lancaster Gate.

Details

- Reception Room
- Kitchen
- Three Double Bedrooms
- Bathroom (en-suite)
- Two Shower Rooms
- Porter
- Lift





Beaufort House Queensborough Terrace, W2



Approx. Gross Floor Area = 103 sq.meters • 1118 sq.feet



For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

22BHQ7

Terms and Conditions

Tenure: 154 years
 Service Charge: £5,489.42
 Borough: Westminster
 Price: £1,295,000

EPC Information

Energy Performance Certificate

Flat 22 Beaufort House 25-29 Queensborough Terrace
 LONDON W2 3SS

Dwelling type: Mid-floor flat
 Date of assessment: 30 July 2008
 Date of certificate: 30 July 2008
 Reference number: 8448-6223-4120-1970-8076
 Total floor area: 97 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 Rating (CO ₂)	
Current	Potential	Current	Potential
77	100	76	79

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 will 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	166 kWh/m ² per year	137 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.2 tonnes per year
Lighting	£94 per year	£47 per year
Heating	£259 per year	£228 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.

Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. 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