



## STOURCLIFFE CLOSE W1

**Price**  
**£399,950**

10 YEARS REMAINING ON LEASE. Located on the first floor of this purpose built block is this large 3 bedroom purpose built apartment. The accommodation comprises of a large double reception room, kitchen, three bedrooms, bathroom, shower room (en-suite), and guest cloakroom.

Stourcliffe Close is brilliantly located just a short walk from Marble Arch tube station (central line), Oxford Street, Edgware Road and the open spaces of Hyde Park.

Please note, the building is currently undergoing refurbishment and is subject to an additional payment of £3,400 per quarter for the next two years.

**CASH BUYERS ONLY**

### Details

Double Reception Room

Kitchen

Three Bedrooms

Bathroom

Shower Room (en -suite)

Guest Cloakroom

Lift  
Caretaker



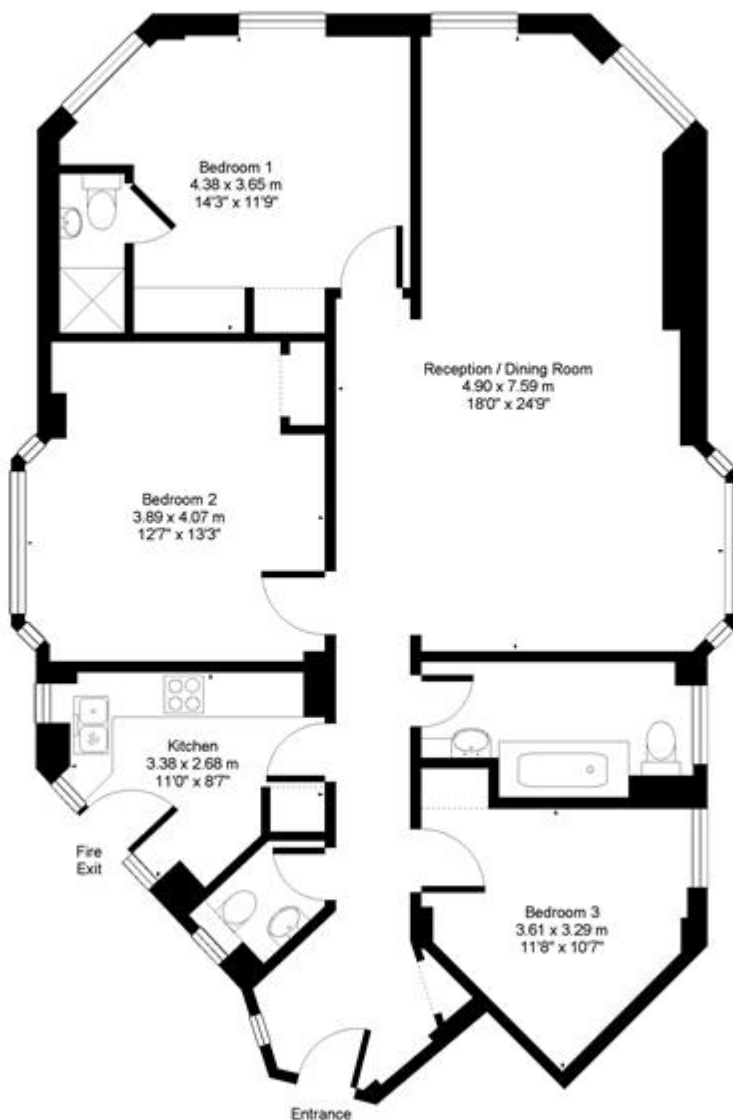




## Stourcliffe Close Stourcliffe Street, W1



Approx. Gross Floor Area = 97 sq.meters • 1044 sq.feet




### FIRST FLOOR

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

## Terms and Conditions

Tenure:	10 years
Ground Rent:	£552.00
Service Charge:	£5,200.00
Borough:	Westminster
Price:	£399,950

## EPC Information

**Energy Performance Certificate** 

**Flat 37 Stourcliffe Close, Stourcliffe Street, LONDON, W1H 5AR**


**Dwelling type:** Mid-floor flat      **Reference number:** 8199-8137-9329-1106-3073  
**Date of assessment:** 07 October 2013      **Type of assessment:** RuSAP, existing dwelling  
**Date of certificate:** 07 October 2013      **Total floor area:** 97 m<sup>2</sup>

**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

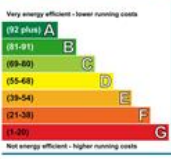
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,499</b>
<b>Over 3 years you could save</b>	<b>£ 1,020</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 174 over 3 years	
Heating	£ 1,581 over 3 years	£ 708 over 3 years	
Hot Water	£ 597 over 3 years	£ 597 over 3 years	
<b>Totals</b>	<b>£ 2,499</b>	<b>£ 1,479</b>	

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
60	80


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	£ 894	
2 Low energy lighting for all fixed outlets	£160	£ 126	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**