



SEYMOUR STREET, LONDON, W2.

Price
£950 per week

Lovely, three bedroom flat on the fourth floor of this popular purpose built block just minutes walk from Marble Arch, Hyde Park and Oxford Street. Lovely, three bedroom apartment on the fourth floor of this popular purpose built block just minutes walk from Marble Arch, Hyde Park and Oxford Street. The property has a new kitchen, new carpets and wooden floors and a lovely wood panelled reception room. Viewing is highly recommended.

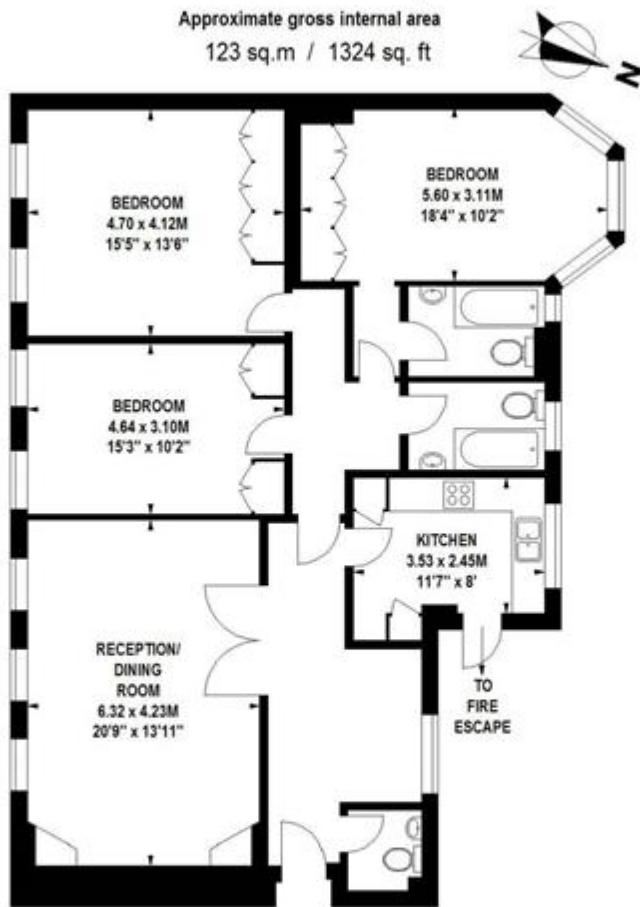
Details

- 3 Bedrooms
- 2 Bathrooms
- Cloakroom
- Reception Room
- Kitchen
- Lift
- Day Porter



Westchester House, W2

Approximate gross internal area
123 sq.m / 1324 sq. ft




Fourth Floor

Floor Plan produced for WINKWORTH by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

Terms and Conditions

Available: Available 29/08/2015 For Long Let
Price: £950 per week

EPC Information

Energy Performance Certificate 

Flat 8 Westchester House
Seymour Street
LONDON
W2 2JG

Dwelling type: Mid floor flat
Date of assessment: 11 November 2008
Date of certificate: 12 November 2008
Reference number: 9096-9965-6249-5048-1074
Total floor area: 119 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	66	68
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher 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 CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	60	61
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher 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	245 kWh/m ² per year	240 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.8 tonnes per year
Lighting	£93 per year	£58 per year
Heating	£525 per year	£534 per year
Hot water	£35 per year	£35 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