



## HAMPDEN GURNEY STREET, MARBLE ARCH, W1

**£1,350,000**

A beautifully presented 2nd floor three double bedroom purpose built apartment just moments from Oxford Street. The accommodation comprises of a large reception with open plan kitchen, three double bedrooms, shower room, two bathrooms (en-suite) and balcony. Added benefits include lift and secure underground parking.

Hampden Gurney Street is wonderfully located just a short walk from Marble Arch tube station, Edgware Road, Marylebone, Oxford Street and the open spaces of Hyde Park.

VIEWINGS HIGHLY RECOMMENDED

### Details

- Reception Room
- Kitchen
- Three Double Bedrooms
- Shower Room
- 2 Bathrooms (en-suite)
- Balcony
- Lift
- Secure Underground Parking





## Hampden Gurney Street W1



Approx. Gross Floor Area = 98 sq.meters • 1055 sq.feet



### SECOND FLOOR

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

## Terms and Conditions

Tenure:	136 years
Ground Rent:	£250.00
Service Charge:	£6,647.00
Price:	£1,350,000

## EPC Information

**Energy Performance Certificate**

Flat 4, 20 Hampden Gurney Street, LONDON, W1H 5AX

Dwelling type:	Mid-floor flat	Reference number:	0374-2835-8953-8823-8161
Date of assessment:	25 May 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 May 2017	Total floor area:	94 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

Estimated energy costs of dwelling for 3 years:	£ 1,434
Over 3 years you could save:	£ 183

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 204 over 3 years	
Heating	£ 597 over 3 years	£ 821 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
<b>Totals</b>	<b>£ 1,434</b>	<b>£ 1,251</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

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 69).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential
80	82

**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 Low energy lighting for all fixed outlets	£150	£ 183	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**