



WESTCHESTER HOUSE, 70-86 SEYMOUR STREET, W2
£1,650,000

Carter Jonas

WESTCHESTER HOUSE, 70-86 SEYMOUR STREET, W2

A stunning 2 bedroom and 2 bathroom penthouse in this secure portered block on Seymour Street. The property has been refurbished to an exacting standard including a contemporary Poggenpohl kitchen. The apartment further benefits from a balcony.

The Connaught Village, located in the heart of the Hyde Park Estate is the Estates premier retail quarter. It is an oasis of calm compared with the hustle and bustle of neighbouring Oxford Street. Connaught Village offers a range of fashionable independent boutiques, art galleries, great restaurants, pavement cafes and a strong variety of hand-picked traders suited to the area, and it is soon to welcome a regular farmers market.

AMENITIES

- Porter
- Penthouse
- Two Bedrooms
- Two Bathrooms
- Balcony

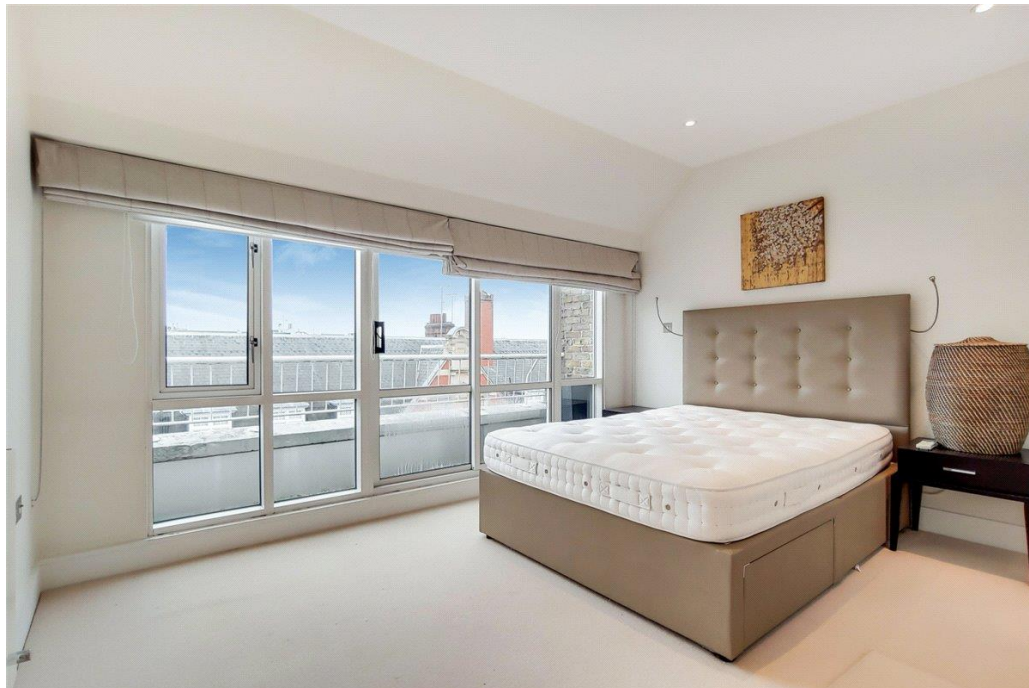
TENURE Leasehold - 110 years from 24 June 1995

LOCAL AUTHORITY Westminster

EPC BAND C

A STUNNING PENTHOUSE IN THIS SECURE PORTERED BLOCK ON SEYMOUR STREET.





Classification L2 - Business Data

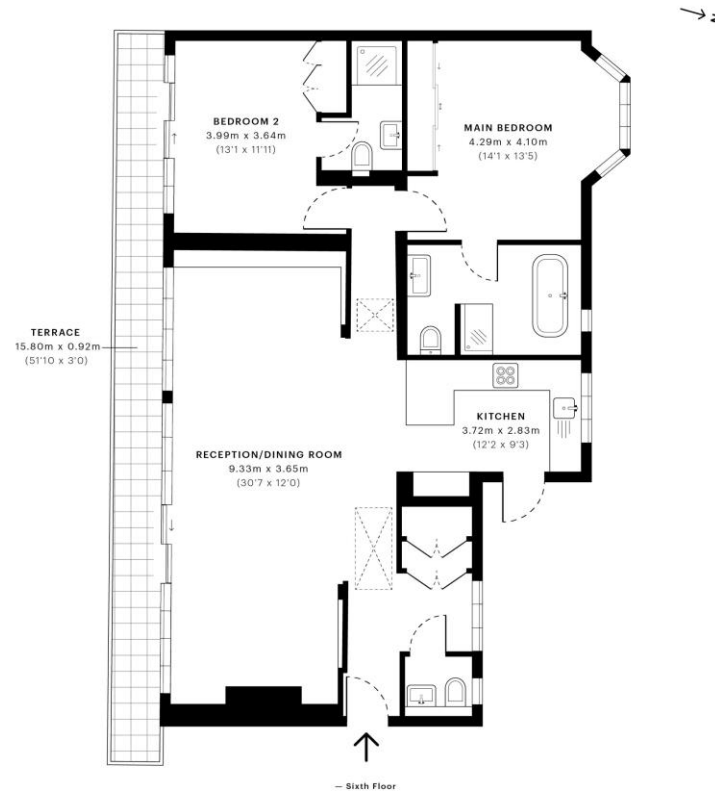
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Westchester House, W2

CAPTURE DATE 22/02/2021 LASER SCAN POINTS 180,000,000

GROSS INTERNAL AREA

106.57 sqm / 1147.11 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
106.57 sqm / 1147.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes stairwells, restricted head height
99.60 sqm / 1072.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
14.49 sqm / 155.97 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 121.38 sqm / 1300.52 sqft
IPMS 3C RESIDENTIAL 114.95 sqm / 1237.42 sqft

spec id: 602fe5665500d20db98e3bd3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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