



## NOTTINGHAM PLACE, MARYLEBONE W1

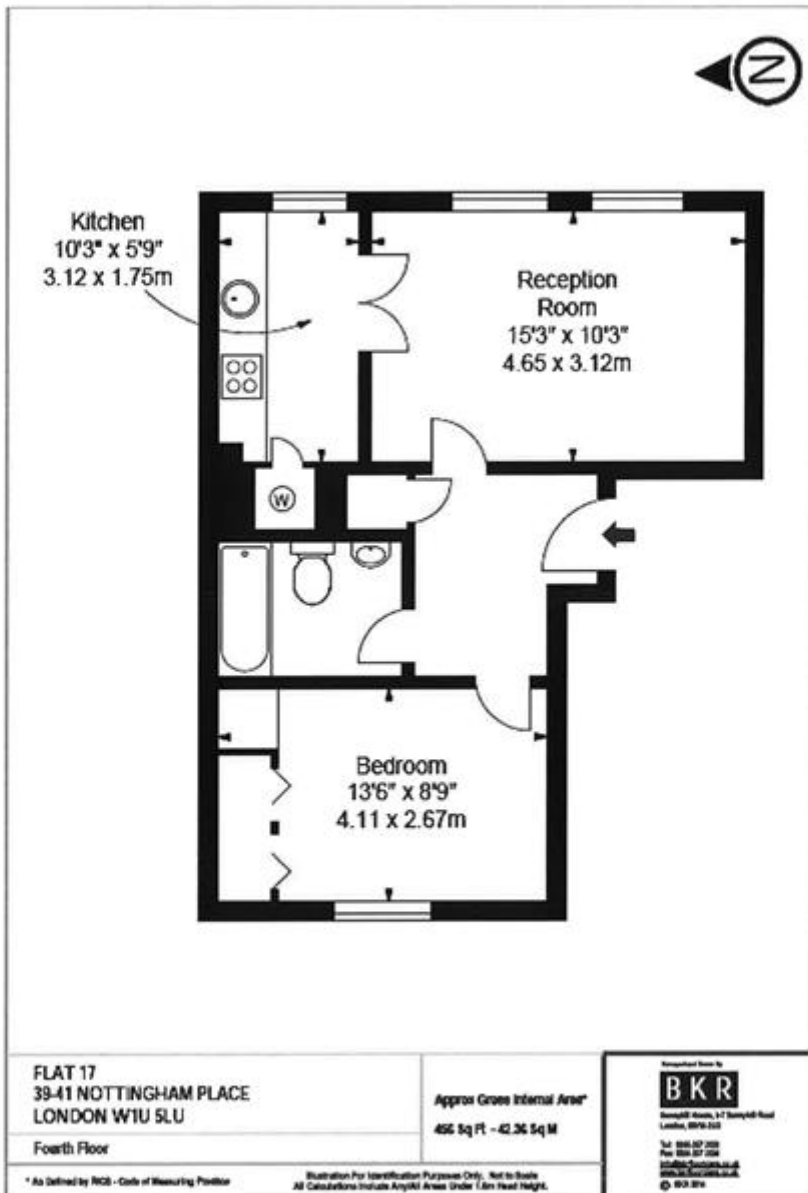
**Price**  
**£540 per week**

One bed flat in fashionable Marylebone. Modern one bedroom apartment on the 4th floor in this red brick period apartment building in the heart of fashionable Marylebone. The apartment comprises large reception room with double doors leading to the kitchen, double bedroom & fully tiled bathroom, and further benefits from wooden floors.

Nottingham Place is ideally located close to Baker Street tube and the open spaces of Regents Park and enjoys the many highlights that Marylebone has to offer.

### Details


- Bedroom
- Bathroom
- Kitchen
- Reception
- Lift



## Terms and Conditions

Available: Available Now For Long Let  
Price: £540 per week

## EPC Information

**Energy Performance Certificate** 

**Flat 17, 39-41 Nottingham Place, LONDON, W1U 5LU**


**Dwelling type:** Top-floor flat **Reference number:** 2228-3077-7229-0847-5900  
**Date of assessment:** 22 January 2013 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 January 2013 **Total floor area:** 43 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

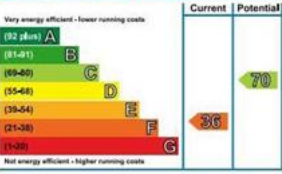
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,027</b>
<b>Over 3 years you could save</b>	<b>£ 1,728</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 87 over 3 years	
Heating	£ 2,481 over 3 years	£ 888 over 3 years	
Hot Water	£ 384 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 3,027</b>	<b>£ 1,299</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

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 Flat roof insulation	£850 - £1,500	£ 1,173	✔
2 Low energy lighting for all fixed outlets	£35	£ 54	
3 Fan-assisted storage heaters	£600 - £800	£ 501	✔

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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**