



## CARRINGTON STREET, MAYFAIR, LONDON W1

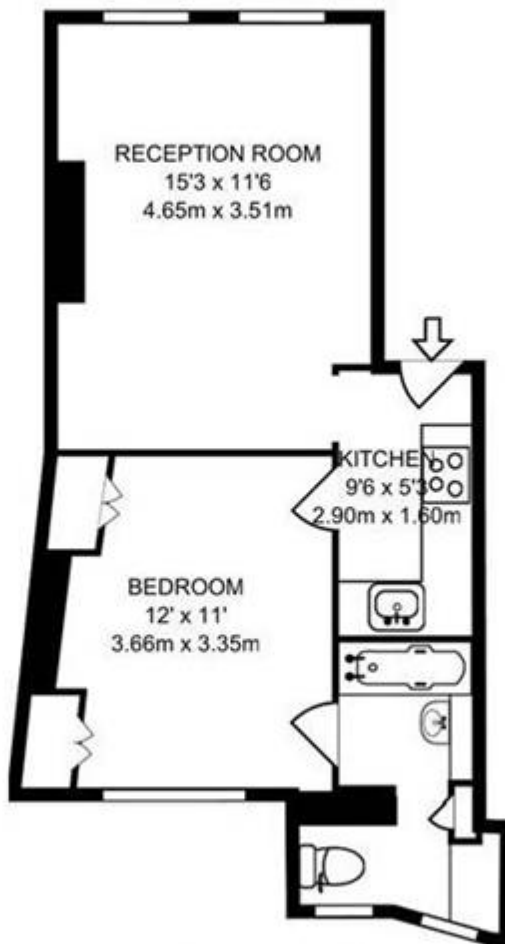
**Price**  
**£500 per week**

Newly refurbished and one bedroom flat in Mayfair. This modern furnished property situated on the ground floor of a small purpose built block comprises of one reception room, separate bath/WC and with fully equipped open plan kitchen. Located in the heart of Mayfair at Shepherd's Market, and is only a few minutes walk from Green Park tube station, St James's Park and all amenities.

### Details

Bedroom  
Bathroom  
Reception Room  
Kitchen





RAISED GROUND FLOOR

405 SQ FT/37.67 SQ M

## Terms and Conditions

Available: Available Now For Long Let  
Price: £500 per week

## EPC Information

**Energy Performance Certificate**

Flat 24 Garrick House,  
Carrington Street,  
LONDON, W1J 7AF

Dwelling type: Mid-floor flat  
Date of assessment: 09 October 2008  
Date of certificate: 09 October 2008  
Reference number: 8490-4115-9220-3406-0083  
Total floor area: 41 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Current: 74 Potential: 80

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
A (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		

Current: 74 Potential: 80

**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.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	250 kWh/m <sup>2</sup> per year	193 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.7 tonnes per year	1.3 tonnes per year
Lighting	£32 per year	£18 per year
Heating	£242 per year	£216 per year
Hot water	£73 per year	£55 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 make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>		<b>A</b>	
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
<b>D</b>		<b>D</b>	
<b>E</b>		<b>E</b>	
<b>F</b>		<b>F</b>	
<b>G</b>		<b>G</b>	

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

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**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**