



## CEDAR HOUSE W1

**Price**  
**£720 per week**

A newly renovated apartment, located moments from Marylebone High Street. Situated close to both Marylebone High Street and all its amenities and the fantastic transport links of Baker Street is this spacious two bedroom flat on the raised round floor of this period building. The accommodation comprises, reception room, kitchen, two double bedrooms, bathroom, separate wc small balcony.

### Details

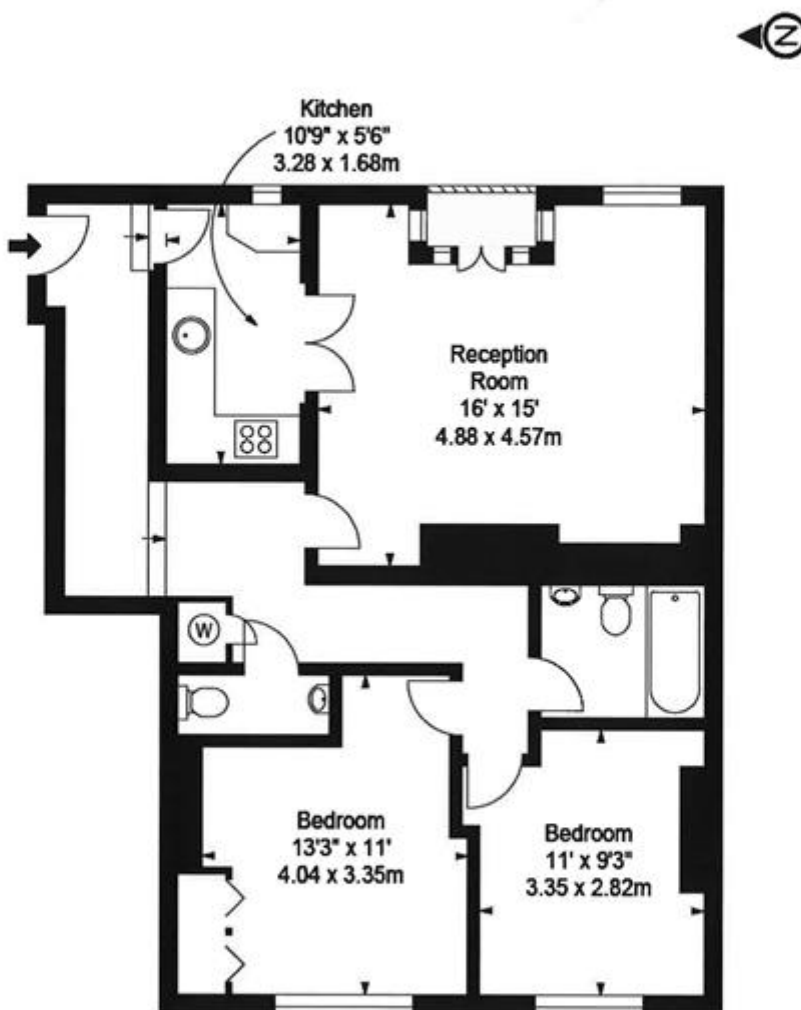
2 BEDROOMS  
BATHROOM  
RECEPTION ROOM  
KITCHEN  
SMALL BALCONY

# PLAZA estates

[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090






## Terms and Conditions

Available: Available Now For and Short Let  
 Price: £720 per week

## EPC Information

**Energy Performance Certificate** 

Flat 7,  
39-41 Nottingham Place,  
LONDON,  
W1U 5LU

Dwelling type: Mid-floor flat  
 Date of assessment: 26 August 2009  
 Date of certificate: 26 August 2009  
 Reference number: 8781-6628-6240-2676-5022  
 Total floor area: 90 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A 43	B 66	D 60	E 57

**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	299 kWh/m <sup>2</sup> per year	317 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.1 tonnes per year	4.3 tonnes per year
Lighting	£104 per year	£52 per year
Heating	£786 per year	£416 per year
Hot water	£158 per year	£158 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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 512 912 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Page 1 of 6

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**