



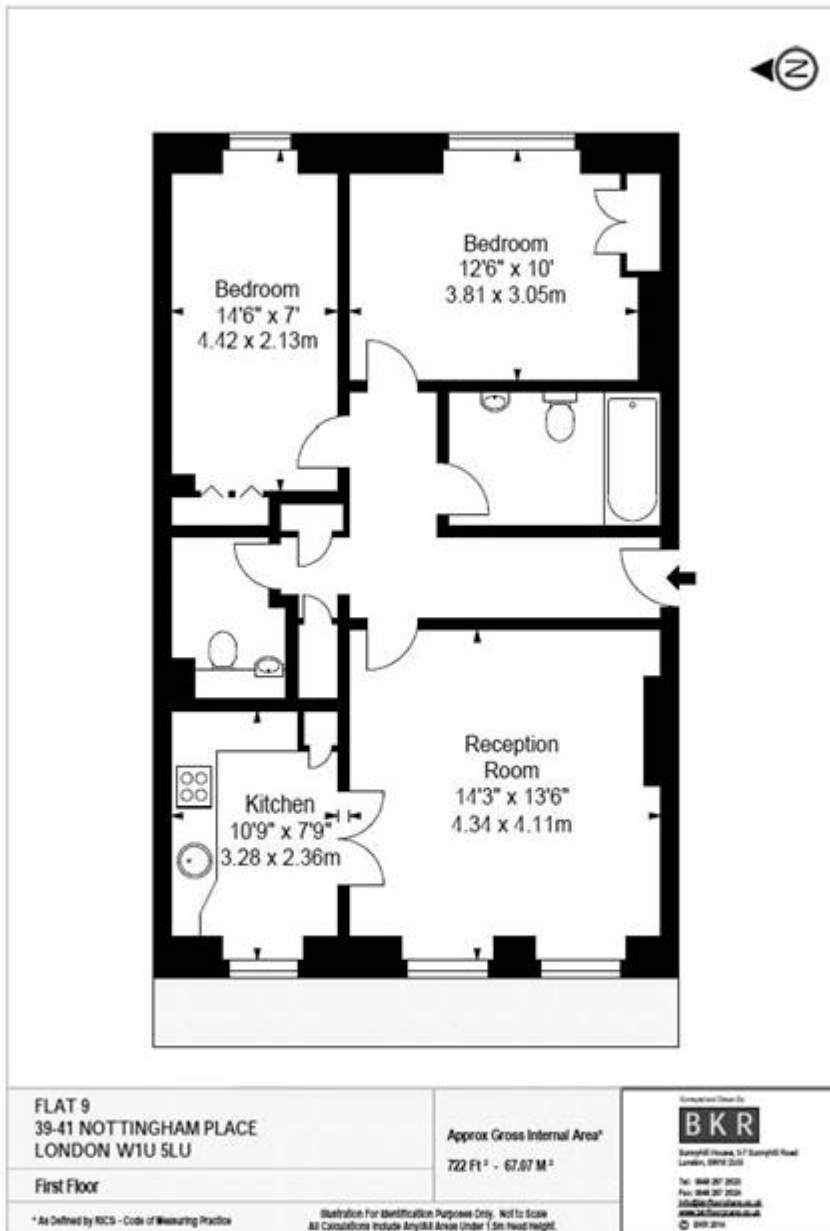
CEDAR HOUSE, NOTTINGHAM PLACE W1

Price
£800 per week

Two double bed apartment in Marylebone. We are pleased to offer this 722 sq ft first floor, two bedroom apartment in this red brick period apartment building in the heart of fashionable Marylebone. Comprising of a large reception room, two double bedrooms and kitchen, this flat is ideal for a young professional or students looking to rent in a prime location.

Details

2 Bedrooms
Bathroom
Kitchen
Reception
Lift



Terms and Conditions

Available: Available 05/09/2015 For Long Let
Price: £800 per week

EPC Information

Energy Performance Certificate

Flat 9, 39-41 Nottingham Place, LONDON, W1U 5LU

Dwelling type: Mid-floor flat **Reference number:** 8617-7529-0710-6432-7922
Date of assessment: 22 January 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 January 2013 **Total floor area:** 65 m²

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:	£ 2,208
Over 3 years you could save	£ 1,272

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 129 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 1,272 over 3 years </div>
Heating	£ 1,533 over 3 years	£ 462 over 3 years	
Hot Water	£ 447 over 3 years	£ 345 over 3 years	
Totals	£ 2,208	£ 936	

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 50).

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 Internal or external wall insulation	£4,000 - £14,000	£ 750	✔
2 Low energy lighting for all fixed outlets	£55	£ 75	✔
3 Fan-assisted storage heaters	£1,200 - £1,600	£ 375	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit 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