



GLOUCESTER PLACE, MARYLEBONE, W1

Price
£1,350 per week

Very large apartment in the heart of Marylebone. Extremely spacious and very light, three bedroom apartment with very large bedrooms, excellent storage and an eat in kitchen, on the second floor of this charming period conversion with a lift. The property is ideally located within easy walking distance of Baker Street, Marylebone High Street and Regent's Park.

Details

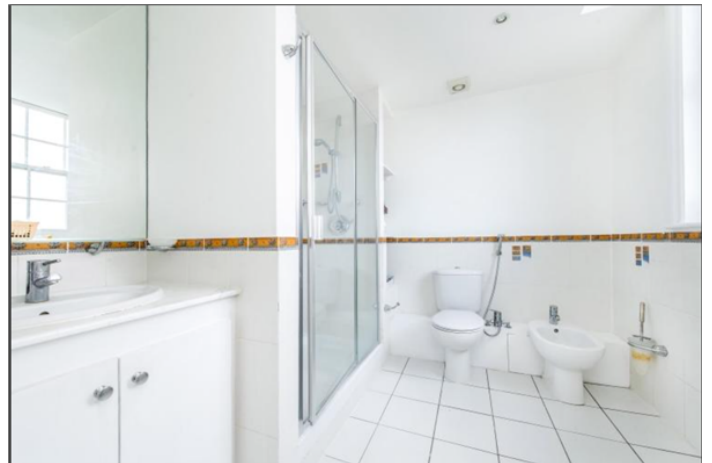
3 Bedrooms
3 Bathrooms
Reception Room
Kitchen
Lift



PLAZA estates

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Gloucester Place

Approximate Gross Internal Area
161 sq m / 1733 sq ft.



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID 188045)

Terms and Conditions

Available: Available Now For Long Let
Price: £1,350 per week

EPC Information

Energy Performance Certificate

Flat 4, 123-125 Gloucester Place, LONDON, W1U 6JZ

Dwelling type: Mid-floor flat Reference number: 8807-7522-1629-0732-6992
 Date of assessment: 12 December 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 December 2013 Total floor area: 161 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:	£ 3,288
Over 3 years you could save	£ 1,476

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 237 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 10px; border: 1px solid white; width: 50px; margin: 0 auto;"> You could save £ 1,476 over 3 years </div>
Heating	£ 2,430 over 3 years	£ 1,194 over 3 years	
Hot Water	£ 381 over 3 years	£ 381 over 3 years	
Totals	£ 3,288	£ 1,812	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,284	✓
2 Low energy lighting for all fixed outlets	£125	£ 189	

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