



## CRAWFORD STREET, LONDON, W1.

**Price**  
**£850 per week**

Sweet flat, newly decorated. Newly redecorated three bedroom apartment with two bathrooms, on the third floor of this well maintained purpose built block with a twenty four hour porter, lift and mini gymnasium.

The property is located in Marylebone and within easy walking distance of Paddington Station and all amenities.

### Details

- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Lift



## Terms and Conditions

Available: Available Now For Long Let  
Price: £850 per week

## EPC Information

Energy Performance Certificate

**Flat 74 Macready House, 75, Crawford Street, LONDON, W1H 5LP**

**Dwelling type:** Mid-floor flat      **Reference number:** 8514-7821-2160-7765-5992  
**Date of assessment:** 15 September 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 16 September 2014      **Total floor area:** 100 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>£ 1,800</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 186</b>   |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs    | Potential future savings |
|---------------|----------------------|--------------------|--------------------------|
| Lighting      | £ 366 over 3 years   | £ 204 over 3 years |                          |
| Heating       | £ 1,023 over 3 years | £ 999 over 3 years |                          |
| Hot Water     | £ 411 over 3 years   | £ 411 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,800</b>       | <b>£ 1,614</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 Draught proofing                          | £80 - £120      | £ 48                         |                           |
| 2 Low energy lighting for all fixed outlets | £60             | £ 138                        |                           |

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**