



## HARROWBY STREET, MARYLEBONE, W1

**Price**  
**£1,000 per week**

Spacious apartment with excellent storage. Attractive three bedroom apartment with an excellent kitchen and bathrooms, ample storage, a patio and an underground parking space, on the ground floor of this well maintained purpose built block with twenty four hour portorage.

### Details

- 3 bedrooms
- 2 bathrooms
- cloakroom
- reception room
- kitchen underground parking space
- patio

# PLAZA estates

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

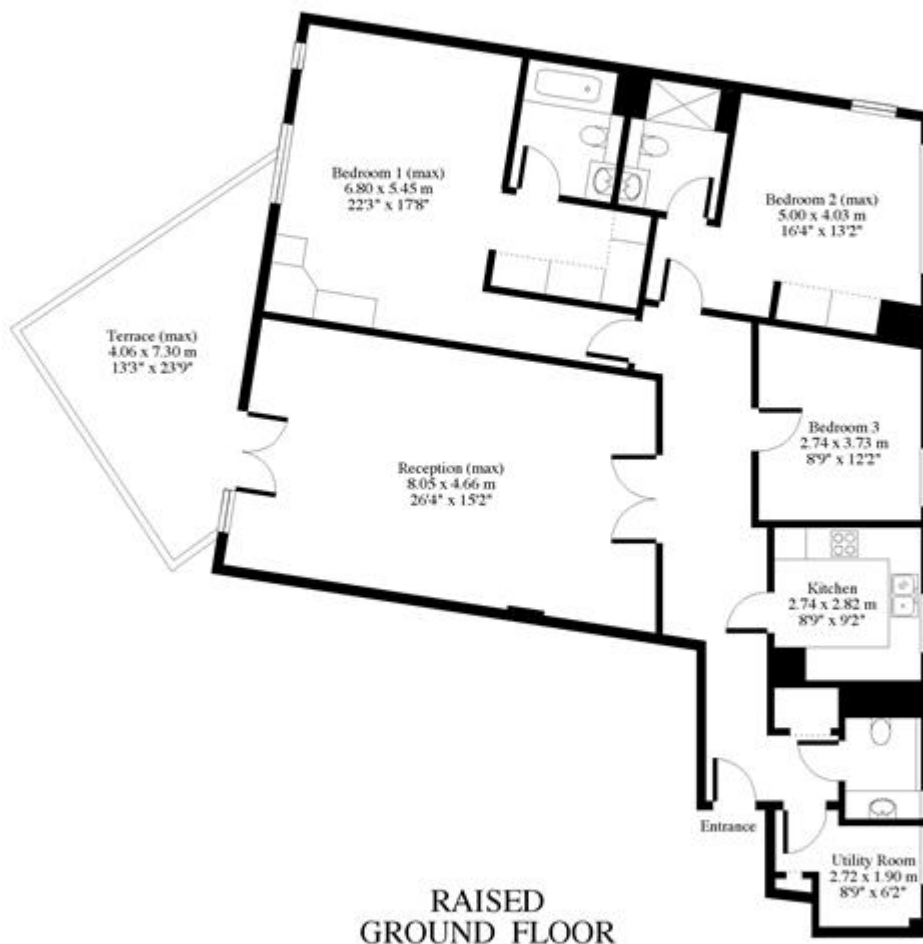
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



## Richbourne Court Harrowby Street, W1



Approx. Gross Floor Area = 142 sq.meters • 1538 sq.feet



For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

29RCHS

## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,000 per week

## EPC Information

**Energy Performance Certificate**

Flat 29 Richbourne Court 9 Harrowby Street LONDON W1H 5PT	Dwelling type: Ground-floor flat Date of assessment: 19 August 2011 Date of certificate: 21 August 2011 Reference number: 8679-5328-5550-0661-2992 Type of assessment: RGSAP, existing dwelling Total floor area: 134 m <sup>2</sup>
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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
81	82	82	83

**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.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of a 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.

	Current	Potential
Energy use	96 kWh/m <sup>2</sup> per year	89 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.3 tonnes per year
Lighting	£116 per year	£56 per year
Heating	£353 per year	£362 per year
Hot water	£99 per year	£99 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. 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.

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**