



## PENTHOUSE, BICKENHALL MANSIONS W1

**Price**  
**£2,595,000**

An extremely rare opportunity to purchase this wonderful newly refurbished Penthouse apartment. A four bedroom, four bathroom penthouse duplex apartment situated on the 6th and 7th floor of this extremely popular Edwardian purpose built mansion block in the heart of Marylebone. Bickenhall Mansions is brilliantly located just off Baker Street and moments from Marylebone High Street. Regents Park, Hyde Park and Oxford Street are also within walking distance. Nearby transport links include Baker Street, Marylebone, Paddington Station and Marble Arch.

### Details

- Large Reception Room with vaulted ceiling
- Kitchen
- Four Bedrooms
- Four Bathrooms (two en-suite)
- Three balconies
- Terrace
- 24 Hour security

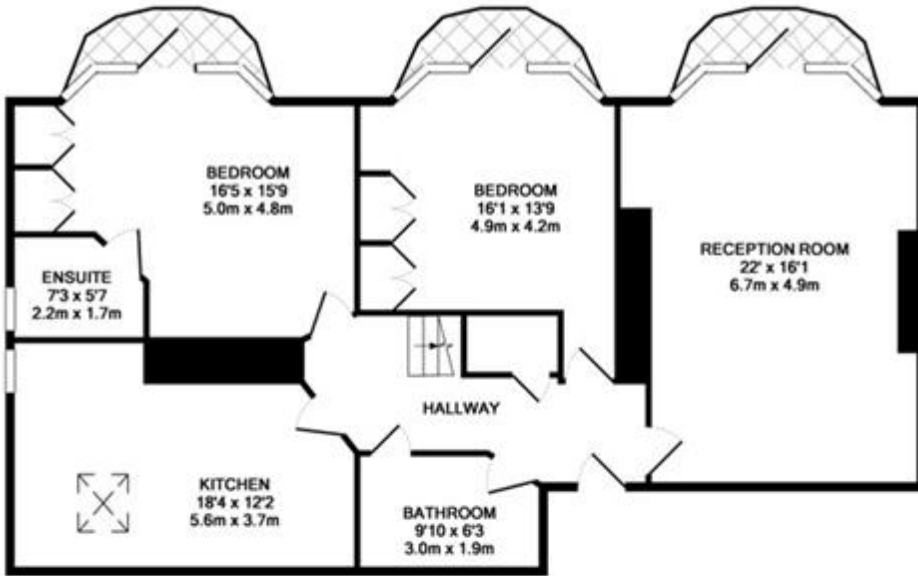


# PLAZA estates

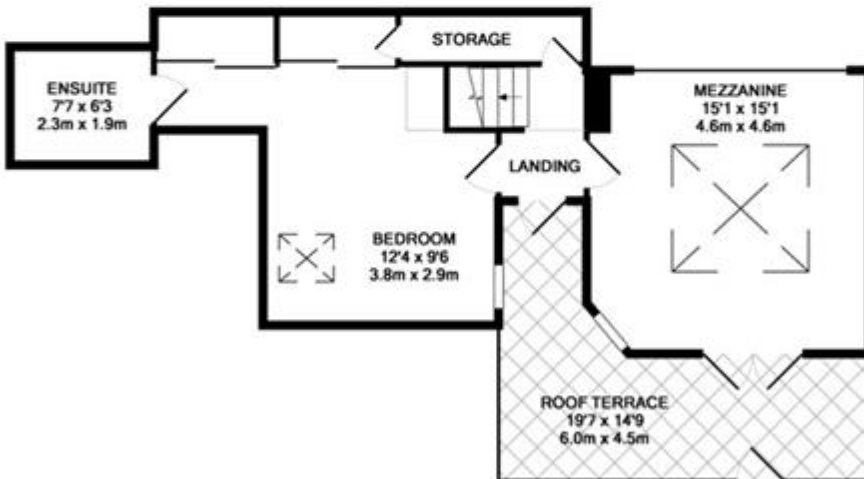
[www.plazaestates.co.uk](http://www.plazaestates.co.uk)

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





5TH FLOOR  
APPROX. FLOOR  
AREA 1116 SQ. FT.  
(103.7 SQ. M.)



7TH FLOOR  
APPROX. FLOOR  
AREA 554 SQ. FT.  
(51.4 SQ. M.)



**PENTHOUSE BICKENHALL MANSIONS W1**  
TOTAL APPROX. FLOOR AREA 1670 SQ. FT. (155.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Terms and Conditions

Tenure:	Share of Freehold
Ground Rent:	£100.00
Service Charge:	£6,382.08
Borough:	Westminster
Price:	£2,595,000

## EPC Information

**Energy Performance Certificate**

Penhouse 16 Bicentennial Mansions  
Bicentennial Street  
LONDON  
W1U 6BP

Dwelling type: Top-floor maisonette  
Date of assessment: 06 July 2011  
Date of certificate: 06 July 2011  
Reference number: 0183-2986-6237-9029-3415  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 159 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**

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.

**Environmental impact (CO<sub>2</sub>) Rating**

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.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	173 kWh/m <sup>2</sup> per year	149 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	4.5 tonnes per year
Lighting	£111 per year	£76 per year
Heating	£727 per year	£570 per year
Hot water	£190 per year	£152 per year

**You could save up to £130 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 temperature, 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**