



CABELL STREET, MARYLEBONE, NW1

Price
£1,350 per week

Brand newly refurbished Beautifully refurbished and extremely spacious four bedroom apartment with large reception rooms ideal for entertaining and a lovely kitchen and bathrooms, on the raised ground floor of this well maintained mansion block. The property is centrally located within easy walking distance of Paddington Station and close to Edgware Road tube station.

Details

4 bedrooms
2 bathrooms
2 reception rooms
kitchen



PLAZA estates

www.plazaestates.co.uk


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Terms and Conditions

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

EPC Information

Energy Performance Certificate 

Flat 14/B Hyde Park Mansions, Cabbell Street, LONDON, NW1 5AY


Dwelling type: Ground-floor flat Reference number: 8506-7403-0329-6527-6253
 Date of assessment: 20 February 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 February 2015 Total floor area: 192 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.

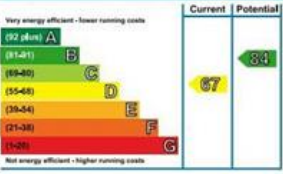
Estimated energy costs of dwelling for 3 years:	£ 4,101
Over 3 years you could save	£ 2,109

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 561 over 3 years	£ 288 over 3 years	
Heating	£ 3,117 over 3 years	£ 1,278 over 3 years	
Hot Water	£ 423 over 3 years	£ 426 over 3 years	
Totals	£ 4,101	£ 1,992	

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	£ 1,518	✔
2 Draught proofing	£80 - £120	£ 66	✔
3 Low energy lighting for all fixed outlets	£150	£ 237	

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.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT