NOTTINGHAM PLACE, London, W1U

£1,050 pw



Full Description

A delightfully presented spacious 2 bedroom apartment

This fantastic two-bed flat has been finished to excellent standard and comprises a spacious reception room with large sash windows making it bright and airy. Next door is a separate fully fitted kitchen and a contemporary bathroom. The master bedroom also benefits from huge sash windows and there is a second slightly smaller double bedroom at the other end of the property.
Located at the top of Marylebone Village, this property is within a short walk of multiple transport links including the underground at Baker Street (Hammersmith & City, Bakerloo, Jubilee, Circle and Metropolitan, Zone 1) with access to Canary Wharf, Central Soho and Liverpool Street. Marylebone High Street is just around the corner from the property with access to supermarkets, shops, cafes and restaurants including Fischer's and Orrery. Regent's Park is also a short walk away.

Additional Information

Council Tax band: G

Features

- 2 BEDROOMS
- BATHROOM
- RECEPTION ROOM
- KITCHEN
- COUNCIL TAX BAND G - £1147 per annum based on 2 people or more

Contact Us

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Energy Performance Certificate

HM Government

Flat 3, 21 Nottingham Place, LONDON, W1U 5LH

Dwelling type:	Mid-floor flat	**Reference number:**	8877-7822-0750-3404-2906
Date of assessment:	04 February 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	22 February 2013	**Total floor area:**	53 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

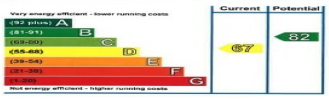
Estimated energy costs of dwelling for 3 years:	£ 1,581
Over 3 years you could save	£ 675

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 96 over 3 years	You could save £ 675 over 3 years
Heating	£ 1,152 over 3 years	£ 591 over 3 years	
Hot Water	£ 237 over 3 years	£ 219 over 3 years	
Totals	£ 1,581	£ 906	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

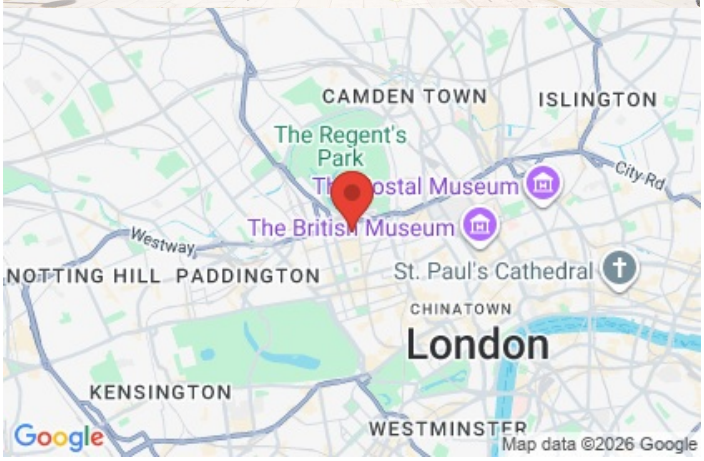
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 297	
2 Draught proofing	£80 - £120	£ 24	
3 Low energy lighting for all fixed outlets	£25	£ 81	

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.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Nottingham Place, W1

Approximate Gross Internal Area = 549 sq ft / 51 sq m



Second Floor