

## Crawford Street, London. W1H

£545,000 Subject To Contract (fees apply)



A light and bright refurbished 1st floor apartment with high ceilings and wood floors throughout in a period lateral conversion. Situated close to the bustling cafes and village shopping of Portman Village and close the Baker Street and Regents Park transport services. The leasehold is 125 years from 25th March 1989. Service charge is approx. £400 per quarter and the Ground Rent is approx. £200 per annum.

Living room with open plan  
kitchen

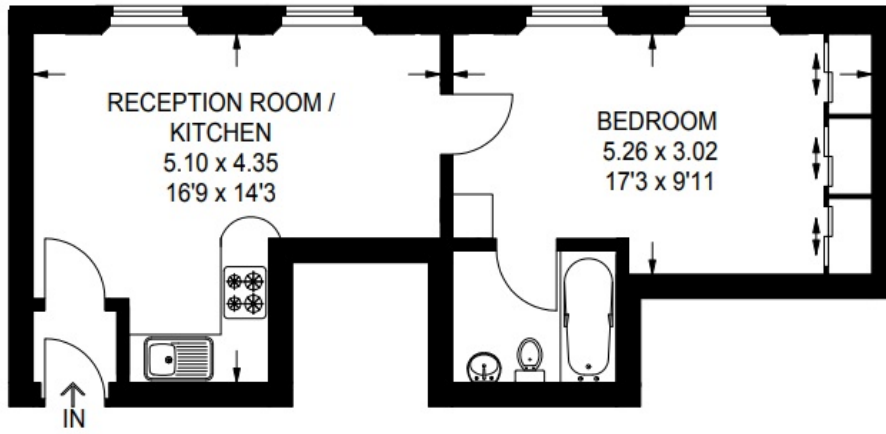
Large double bedroom with en  
suite bathroom and good  
storage

Secondary glazing throughout

McGlashans Property Services  
107 Crawford Street . London . W1H 2JA  
TEL: 020 7486 6711 . E: sales@mcglashans.co.uk

# CRAWFORD STREET, LONDON, W1H

APPROXIMATE GROSS  
INTERNAL AREA  
39.0 SQ M / 420 SQ FT



48 Crawford Street, LONDON, W1H 1JY

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 06 March 2020  
**Date of certificate:** 08 March 2020

**Reference number:** 0073-2816-6176-2900-5755  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 37 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>£ 1,440</b>
<b>Over 3 years you could save</b>	<b>£ 381</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 99 over 3 years	
Heating	£ 1,002 over 3 years	£ 720 over 3 years	
Hot Water	£ 240 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 1,440</b>	<b>£ 1,059</b>	

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

Very energy efficient • lower running costs

Current	Potential
65	74

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 189
2 Low energy lighting for all fixed outlets	£40	£ 90
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 105

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.