

## Durweston Street, London. W1H

£695 pw | £3,012 pcm Subject To Contract (fees apply)



A well-presented and attractive flat on the 3rd floor of this small purpose built development of 15 flats, with the benefit of a Lift, situated in a quiet mews location.

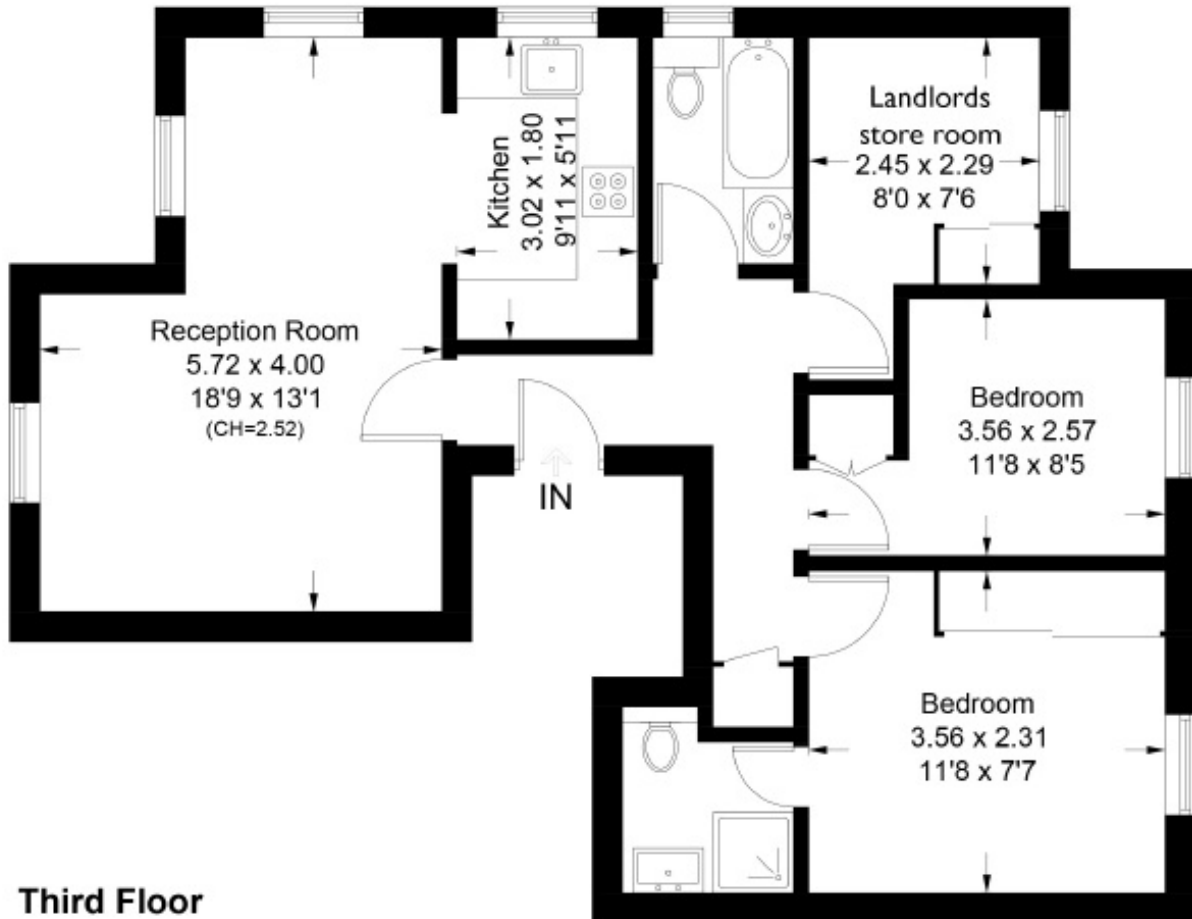
The living/dining space is light and bright and leads to the fully fitted kitchen. The master bedroom enjoys an en suite shower room and the second double bedroom is served by a full bathroom. There is also a small extra room perfect as a study or as an occasional bedroom.

Durweston Street is a short walk to all of the shops, restaurants and boutiques of Marylebone High Street, and also close to excellent transport links at Baker Street and Marylebone. The open green spaces of Regents Park and Hyde Park are close by.

Living/dining room	Kitchen	2 double bedrooms
2 bathrooms (1 en suite)	Lift	Study/ occasional 3rd bedroom

# Marylebone Apartments

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft



Third Floor

Durweston Street, LONDON, W1H 1PH

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	9705-2818-7924-9003-8075
<b>Date of assessment:</b>	08 December 2017	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	29 October 2018	<b>Total floor area:</b>	70 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

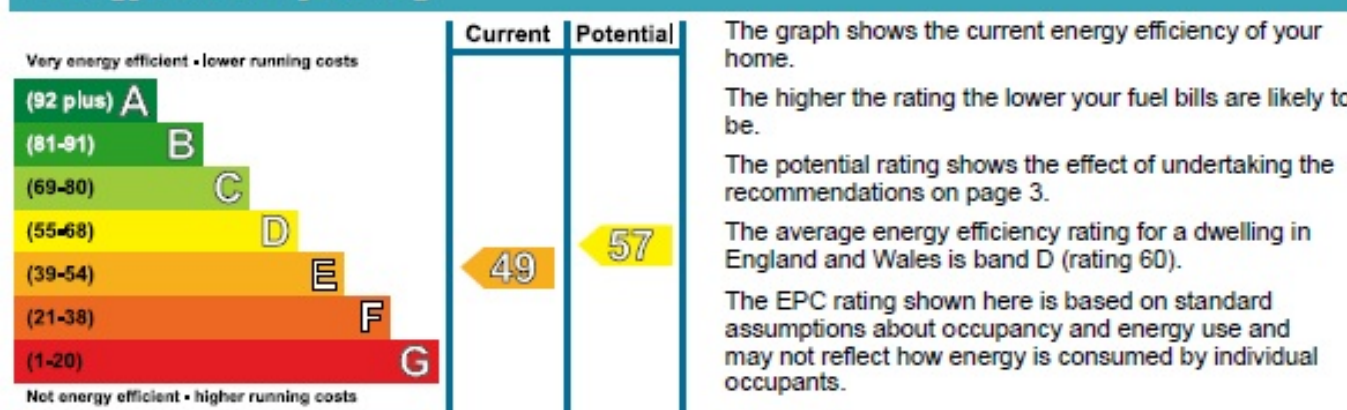
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,435</b>
<b>Over 3 years you could save</b>	<b>£ 531</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,748 over 3 years	£ 2,295 over 3 years	
Hot Water	£ 507 over 3 years	£ 429 over 3 years	
<b>Totals</b>	<b>£ 3,435</b>	<b>£ 2,904</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



### 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	£ 450
2 Heat recovery system for mixer showers	£585 - £725	£ 78

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.