

Harrowby Street, London. W1H

£2,250,000 Subject To Contract (fees apply)



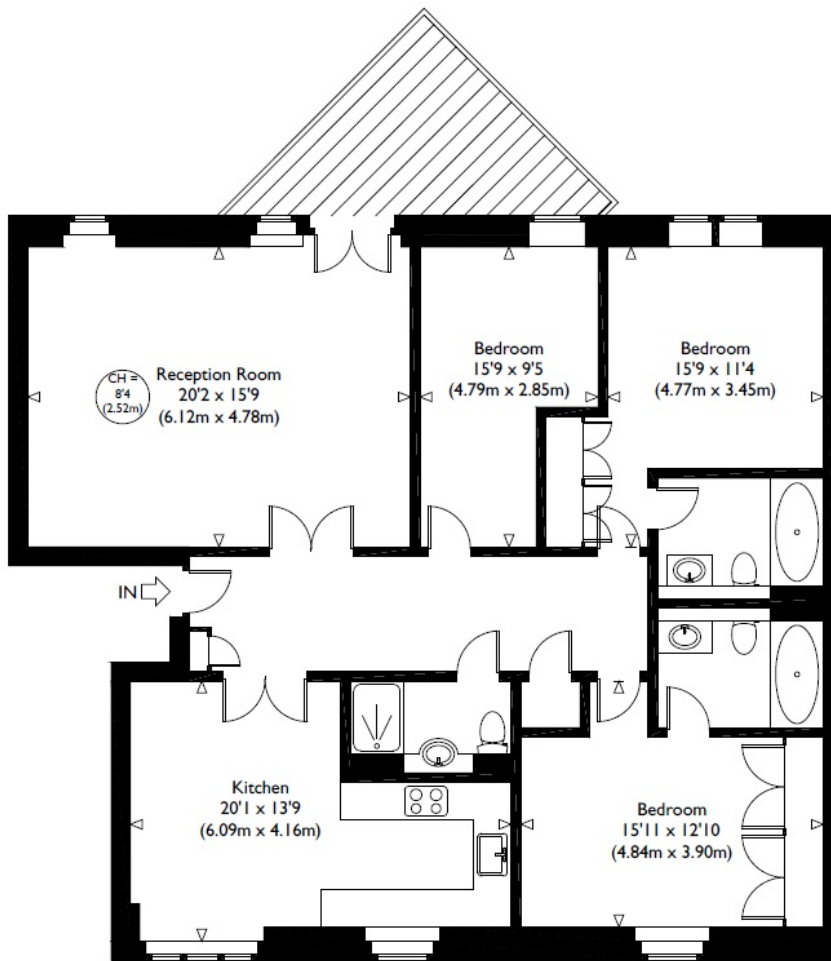
A spacious refurbished lateral 3 bedroom 3 bathroom ground floor apartment in this modern development located on the west side of Marylebone. The apartment affords a generous double reception room with patio door access to the well maintained communal garden.

Two of the bedrooms have an en suite bathrooms and both bedrooms have great storage.

Richbourne Court is a well maintained portered building, which offers the advantages of excellent porter service, lifts and good security. It is a few minutes from Hyde Park and Marble Arch and is a short walk to Marylebone High Street. Flat 46 is being sold with the further benefit of one underground parking space, a 125 Year Lease from 2002 and Share of Freehold, the Service Charges are £1,777.92 per quarter and the Ground rent is £500 per annum.

Double reception room	Eat in kitchen	Master bedroom with en suite bathroom
Bedroom 2 with en suite bathroom	Bedroom 3	Family bathroom
Legally demised patio area	One underground parking space	Porter

Richbourne Court



Ground Floor

Approximate Gross Internal Floor Area : 1368 sq ft / 127.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.

Richbourne Court, 9 Harrowby Street, LONDON, W1H 5PT

Dwelling type:	Ground-floor flat	Reference number:	2688-3005-7289-1194-0920
Date of assessment:	28 January 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 January 2014	Total floor area:	108 m ²

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:	£ 1,866
Over 3 years you could save	£ 159

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 189 over 3 years	
Heating	£ 1,152 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 1,866	£ 1,707	

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

Not energy efficient • higher running costs

Current	Potential
77	79

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 Low energy lighting for all fixed outlets	£250	£ 159

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