

Marylebone High Street, London. W1U

£380 pw | £1,647 pcm Subject To Contract (fees apply)



A spacious, recently refurbished second floor studio flat in this ever popular and well maintained building. This neutrally decorated studio flat is light and bright, and is quiet, being located to the rear of the building. Heating and hot water are included within the rent.

Located on Marylebone High Street with its boutique shops restaurants and cafes, and with both Baker Street and Bond Street tube stations within easy walking distance.

Studio room with open plan
kitchen

Shower room

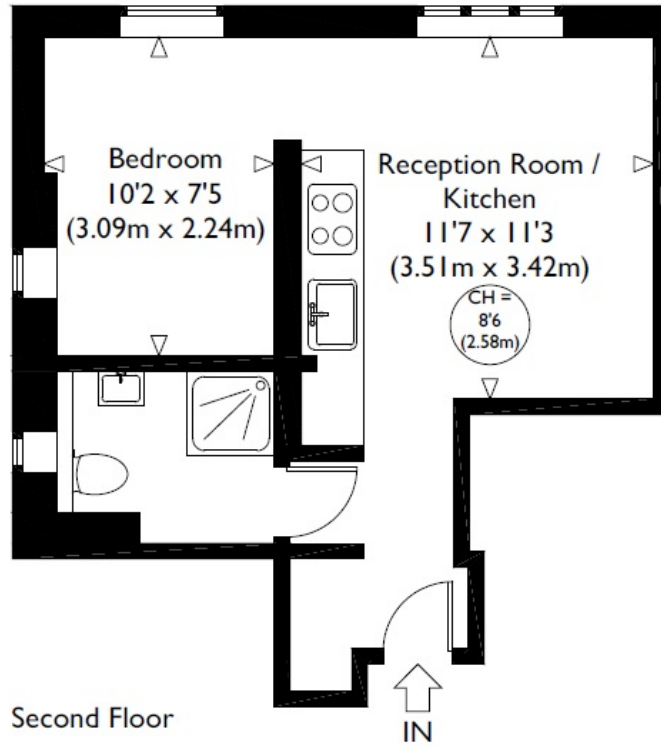
Lift

Heating and hot water included

Day time porter

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

Highbourne House



Approximate Gross Internal Floor Area : 300 sq ft / 27.9 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Highbourne House, , Marylebone High Street, LONDON, W1U 4NS

Dwelling type:	Mid-floor flat	Reference number:	9458-2826-6292-9801-3055
Date of assessment:	06 November 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	07 November 2019	Total floor area:	27 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:	£ 1,134
Over 3 years you could save	£ 399

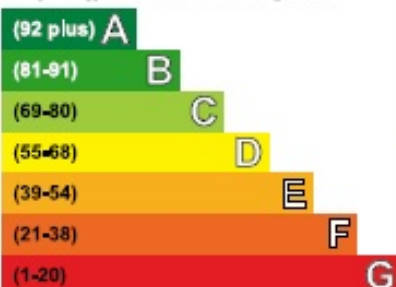
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 75 over 3 years	
Heating	£ 783 over 3 years	£ 384 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 1,134	£ 735	

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
70	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 Internal or external wall insulation	£4,000 - £14,000	£ 237
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 165

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.