

## Marylebone Lane, London. W1U

£475 pw | £2,058 pcm Subject To Contract (fees apply)



A bright and modern, second floor one bedroom flat with wood flooring and neutral décor in this super location in the heart of Marylebone Village, close to all the shops cafes and restaurants of Marylebone High Street.

Excellent transport links at Baker Street and Bond Street are just a short walk away and the open green spaces of Regents Park and Hyde Park are easily accessible.

Living room

Kitchen

Bedroom

Bathroom

McGlashans Property Services  
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VAT Number 523 0666 68

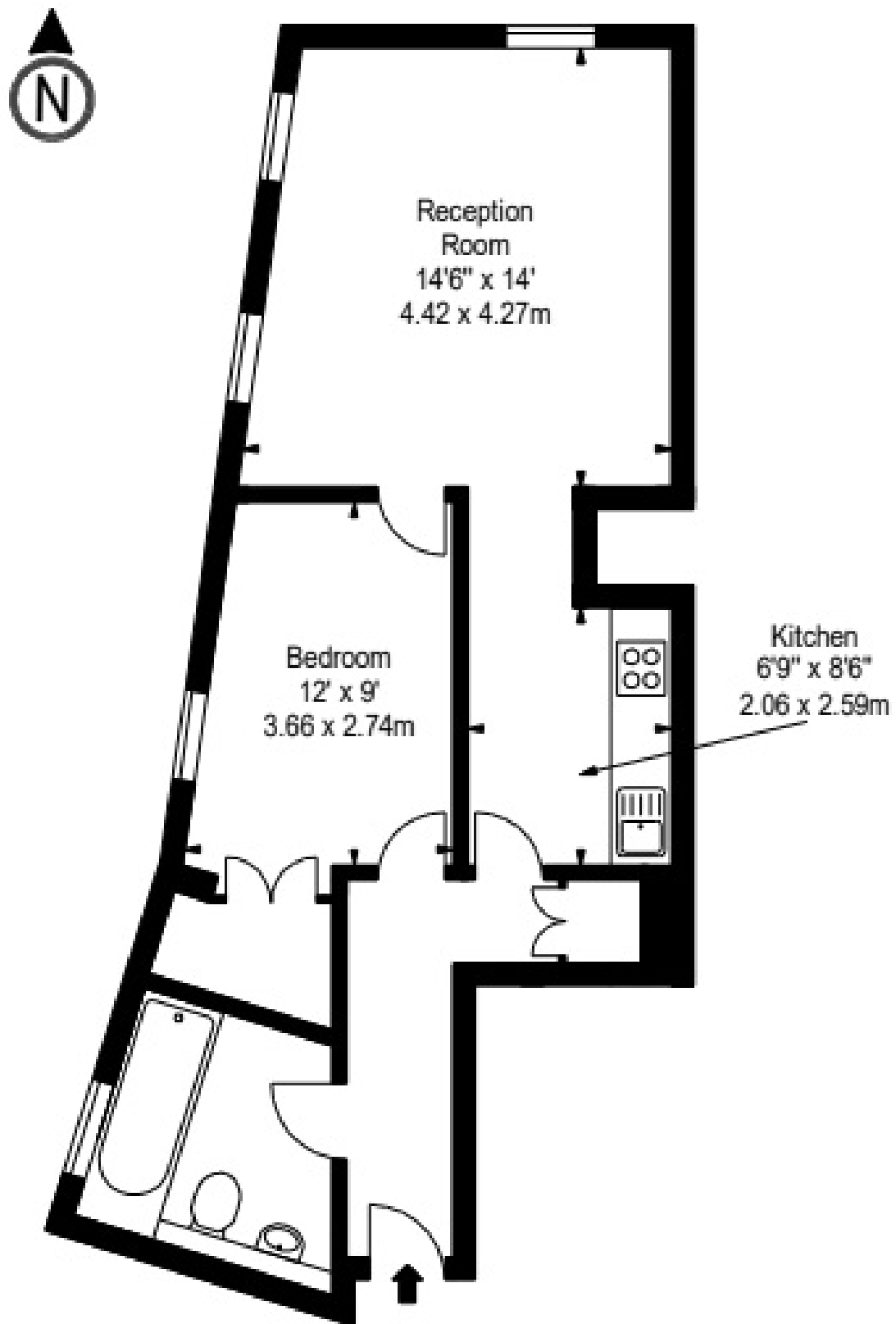
**APPROX. GROSS INTERNAL AREA \***



**532 Ft<sup>2</sup> - 49.42 M<sup>2</sup>**

**Illustration For Identification Only, Not to Scale**

**All Calculations include Any/All Areas Under 1.5m Head Height.**

**\* As Defined by RICS - Code of Measuring Practice**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		75	(69-80) <b>C</b>	69	78
(55-68) <b>D</b>	67		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.