

Berkeley Court, Marylebone Road, Marylebone, NW1









Berkeley Court, Marylebone Road, Marylebone, NW1 £2,600,000 Leasehold

Berkeley Court benefits from a covered drive in reception area with porter service. The block has a superb roof garden that offers a unique green space for residents.

- Three/four bedrooms
- Double reception
- Kitchen breakfast room
- Three bedrooms
- Balcony
- Guest cloakroom
- EPC rating C

A bright fifth floor apartment situated in Berkeley Court an attractive residential building moments from Regent's Park and Baker Street Station. Marylebone High Street is easily accessible.

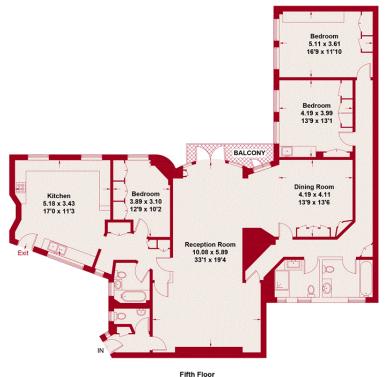
For more information or to arrange a viewing please contact:

Marylebone

136 Baker Street Marylebone, W1U 6FL 020 7486 5551 marylebone.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk





Berkeley Court Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft Illustration for Identification Purpose Only, Not to Scale.

Energy Performance Certificate



Berkeley Court, Marylebone Road, LONDON, NW1

Dwelling type: Mid-floor flat

Date of assessment: 02 June 2017 Type of assessment: RdSAP, existing dwelling

Date of certificate: 02 June 2017

Use this document to:

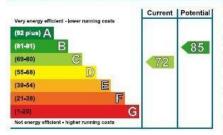
- . Compare current ratings of properties to see which properties are more energy efficient
- . Find out how you can save energy and money by installing improvement measures

| Estimated energy costs of dwelling for 3 years: | £ 3,216 | |
|---|---------|--|
| Over 3 years you could save | £ 1,563 | |
| Estimated energy costs of this home | | |

| Estimated energy costs of this home | | | | |
|-------------------------------------|----------------------|--------------------|--------------------------|--|
| | Current costs | Potential costs | Potential future savings | |
| Lighting | £ 561 over 3 years | £ 288 over 3 years | | |
| Heating | £ 2,232 over 3 years | £ 942 over 3 years | You could | |
| Hot Water | £ 423 over 3 years | £ 423 over 3 years | save £ 1,563 | |
| Totals | £ 3,216 | € 1,653 | over 3 years | |

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



The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely

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 | Available with Green Deal |
|---|------------------|---------------------------------|------------------------------|
| Internal or external wall insulation | £4,000 - £14,000 | € 855 | 0 |
| 2 Draught proofing | £80 - £120 | £ 102 | 0 |
| 3 Low energy lighting for all fixed outlets | £55 | £ 228 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/littings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.