



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**

**COMPLETELY LONDON**



Fifth Floor



## 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

Date of certificate: 02 June 2017

Type of assessment: RdSAP, existing dwelling

### 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

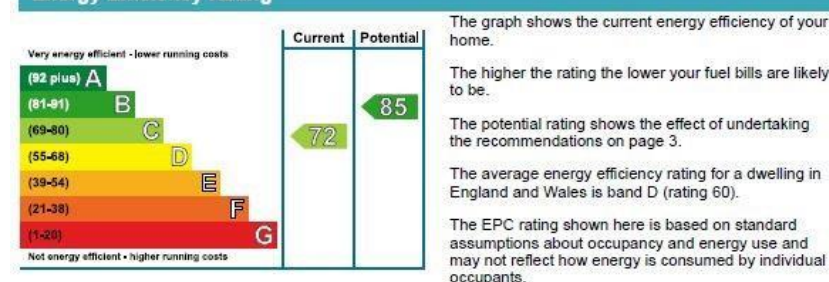
Over 3 years you could save £ 1,563

### Estimated energy costs of this home

	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	
Hot Water	£ 423 over 3 years	£ 423 over 3 years	
Totals	£ 3,216	£ 1,653	

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 855	✓
2 Draught proofing	£80 - £120	£ 102	✓
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](http://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.