

Chiltern Court, Baker Street, Marylebone, NW1







# Baker Street, *Marylebone, NW1* £3,500,000 Leasehold

Original 1920's features blend with hyperoptic broadband, Sonos, Smart HD LED TV's, engineered oak flooring, secondary glazing and structured cabling for further AV and telephony equipment.

- Master suite
- Three further bedrooms
- Reception
- Kitchen
- Family bathroom
- Guest cloakroom
- Moments from Regent's Park
- EPC rating D

A superb four bedroom apartment that has been thoughtfully refurbished with the finest materials to create a high quality London home located moments from the High Street and Regent's Park.

Kinleigh Folkard & Hayward

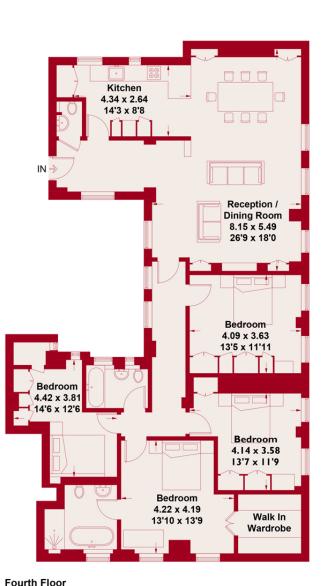
COMPLETELY LONDON

For more information or to arrange a viewing please contact:

## Marylebone

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kfh.co.uk





Chiltern Court kfh.co.uk Approximate Gross Internal Area = 159.7 sq m / 1720 sq ft Illustration for Identification Purpose Only. Not to Scale.

### **Energy Performance Certificate**

# HM Government

#### Chiltern Court, Baker Street, LONDON, NW1

Dwelling type:	Mid-floor flat		
Date of assessment:	18	October	2016
Date of certificate:	24	October	2016
Use this document	to:		

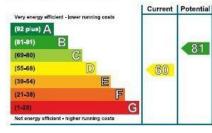
Type of assessment: RdSAP, existing dwelling

- 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:		£ 4,047 £ 2,229				
Over 3 years you could save						
Estimated energy costs of this home						
	Current costs	Potential costs	Potential future savings			
Lighting	£ 507 over 3 years	£ 258 over 3 years				
Heating	£ 3,111 over 3 years	£ 1,131 over 3 years	You could			
Hot Water	£ 429 over 3 years	£ 429 over 3 years	save £ 2,229			
Totals	£ 4,047	£ 1,818	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 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,746	0
Draught proofing £80 - £120		£ 51	0
3 Low energy lighting for all fixed outlets	£110	£ 201	

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 floorighan 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 interneded as a guide only and it should not represent that any of the functional structure of the second and the second are interned as a such by any prospective purchaser. Any internal photographs are interneded as a guide only and it should be regarded as such by any prospective purchaser. Any internal photographs are interneded as a guide only and it should be regarded as a such by any prospective purchaser. Any internal photographs are interneded as a guide only and its should be regarded as a such by any prospective purchaser. 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.