



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.

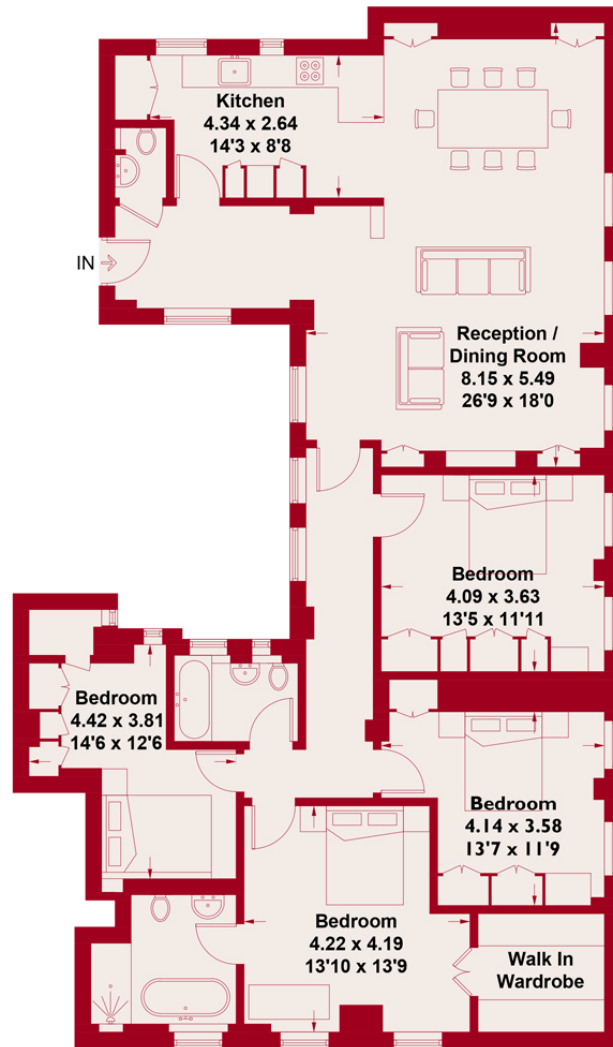
For more information or to arrange a viewing please contact:

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

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Fourth Floor

Chiltern Court

Approximate Gross Internal Area = 159.7 sq m / 1720 sq ft



Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate



Chiltern Court, Baker Street, LONDON, NW1

Dwelling type: Mid-floor flat

Date of assessment: 18 October 2016

Date of certificate: 24 October 2016

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: £ 4,047

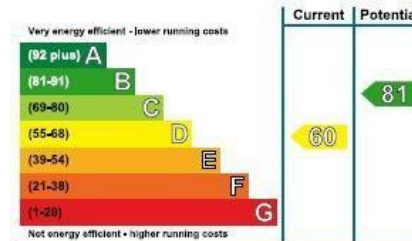
Over 3 years you could save £ 2,229

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	
Hot Water	£ 429 over 3 years	£ 429 over 3 years	
Totals	£ 4,047	£ 1,818	

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	
2 Draught proofing	£80 - £120	£ 51	
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.