



Orchard Court, Portman Square, *Marylebone, W1H*









**Orchard Court,  
Portman Square,  
Marylebone, W1H**  
**£6,250,000**  
**Leasehold**

Guests are greeted at a desk with uniformed porters where elegant communal hallways lead to lifts.

- Four bedrooms
- Two receptions
- Kitchen/ breakfast room
- Utility
- Guest cloakroom
- Portered 24 hours
- Lease to 2101
- EPC rating D

A grand lateral apartment situated on the East side of Portman Square in a significant 1929 building moments from Selfridges and Bond Street.

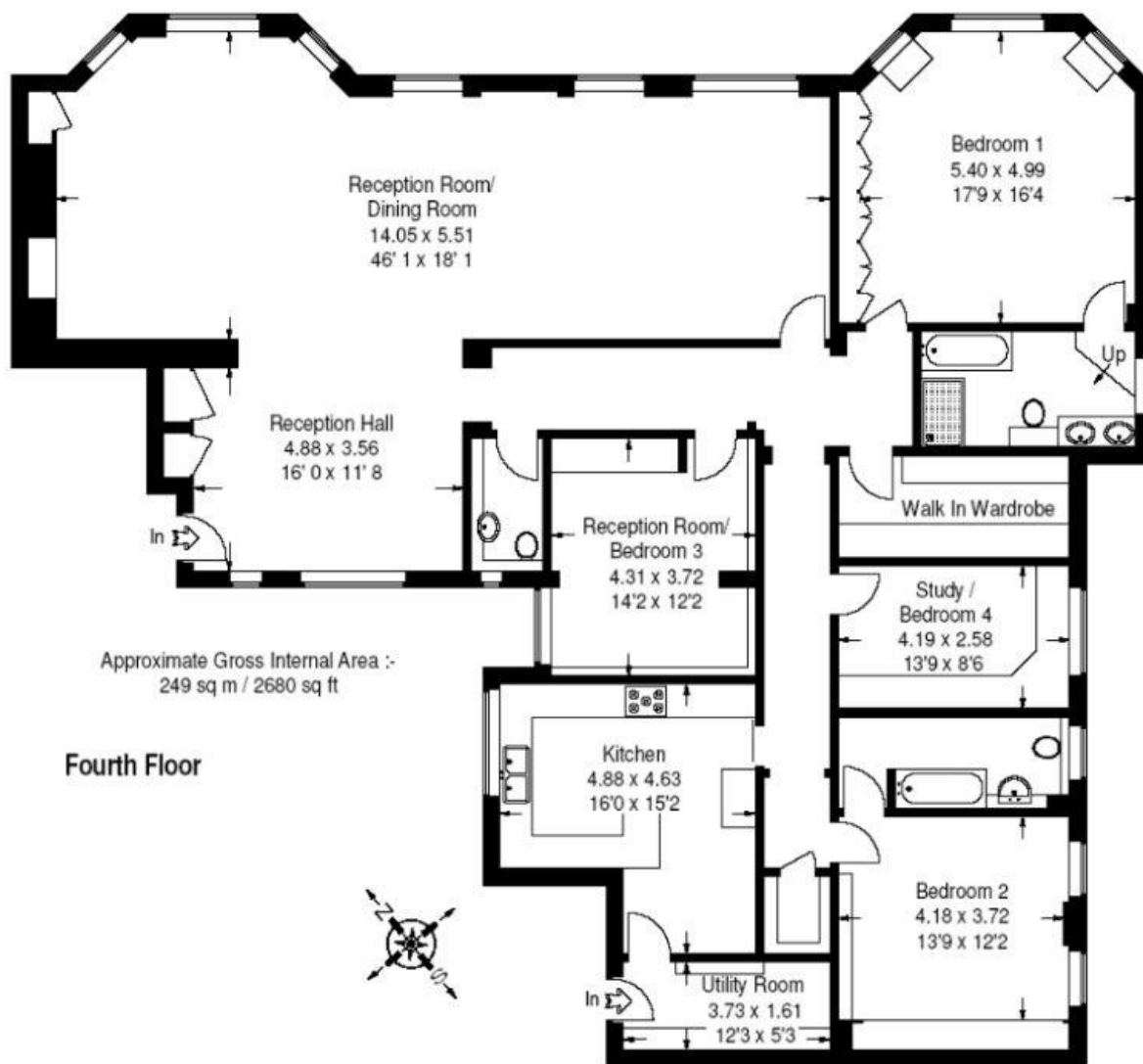
For more information or to arrange a viewing please contact:

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

**Kinleigh Folkard & Hayward**

**kfh.co.uk**

**COMPLETELY LONDON**



## Energy Performance Certificate



Orchard Court  
Portman Square  
LONDON  
W1H

Dwelling type: Mid floor flat  
Date of assessment: 11 January 2010  
Date of certificate: 12-Jan-2010  
Type of assessment: RdSAP, existing dwelling

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	67	70
England & Wales	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 are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	64
England & Wales	EU Directive 2002/91/EC	

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.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	201 kWh/m <sup>2</sup> per year	192 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.3 tonnes per year	8.0 tonnes per year
Lighting	£278 per year	£ 139 per year
Heating	£1005 per year	£ 1037 per year
Hot water	£199 per year	£ 199 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.