



MOUNTGRANGE
HERITAGE



Abbey House, NW1

£900 per week Fees Apply

A beautiful one bedroom apartment with a private balcony, moments away from Hyde Park and Baker Street underground. The property is offered on a furnished basis and underground parking is also available as an additional negotiation.

1 Bedroom | 1 Reception Room | 1 Bathroom
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

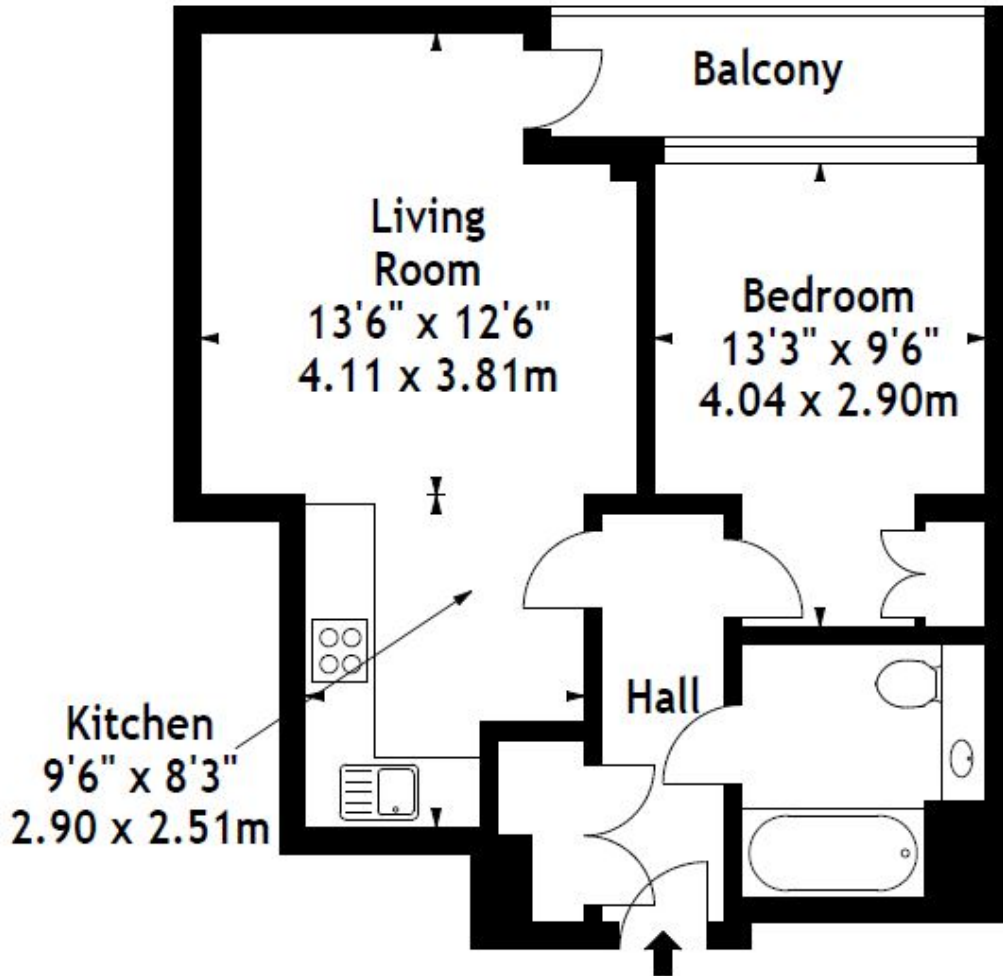
020 7221 2277

lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

Baker Street, NW1
Approx. Gross Internal Area
464 Sq Ft - 43.11 Sq M



Third Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Photographs * Floorplans * Virtual Tours
Tel: 0845 643 4401 www.datography.com

Energy Performance Certificate



Abbey House, 215-229 Baker Street, LONDON, NW1

Dwelling type:	Mid-floor flat	Reference number:	9552-2832-6295-9528-1111
Date of assessment:	22 November 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 November 2018	Total floor area:	54 m ²

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:	£ 1,146
Over 3 years you could save	£ 102

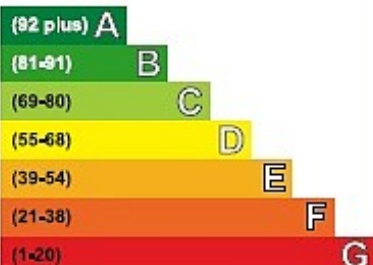
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 393 over 3 years	£ 441 over 3 years	
Hot Water	£ 453 over 3 years	£ 453 over 3 years	
Totals	£ 1,146	£ 1,044	

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

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
79	80

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
1 Low energy lighting for all fixed outlets	£75	£ 99

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.

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