

# CHARMILL

## RESIDENTIAL



### Nottingham Place, Marylebone W1

A refurbished third floor studio apartment located in a prestigious conversion on Nottingham Place, located in the heart of Marylebone Village. The apartment is in excellent decorative order throughout comprising a well proportioned studio room with wooden flooring, separate kitchen and a shower room. The apartment is 0.3 miles away from Baker Street Underground station (Circle & Hammersmith & City lines) and the green open spaces of Regent's Park are just a short walk away, as are the eclectic shops and restaurants of London's West End.

- Studio apartment
- Separate kitchen
- Shower room
- Wood flooring

£800

# Nottingham Place

Approx. Gross Internal Area 305 Sq Ft - 28.34 Sq M



## Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65	78	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

