

Parkview Residence, Baker Street, NW1

£2,750 per week Fees Apply

Fantastic three bedroom split level penthouse apartment located in this landmark building on Baker Street, moments away from Regents Park and Baker Street tube station and within easy reach of the excellent shopping in Marylebone. The flat comprises of large reception room, modern kitchen, three double bedrooms, four bathrooms, large balconies and a wonderful private roof terrace. Parkview Residence benefits from 24 hours concierge and a state of the art on-site gym for the residents and underground parking.

3 Bedrooms | 1 Reception Room | 4 Bathrooms
Furnished

Notting Hill Office

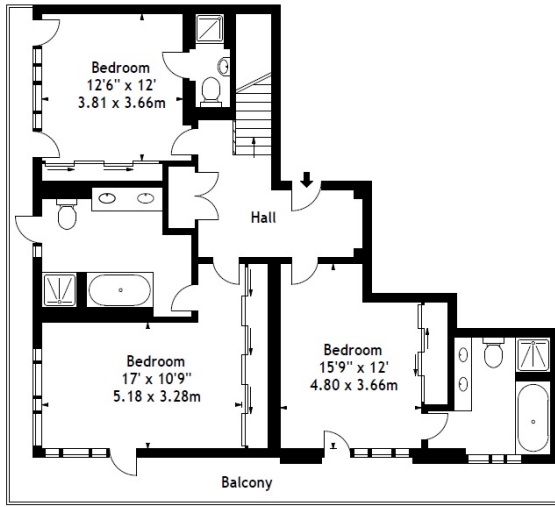
27 Kensington Park Road, London W11 2EU
020 7221 2277

lettings.nhg@mountgrangeheritage.co.uk

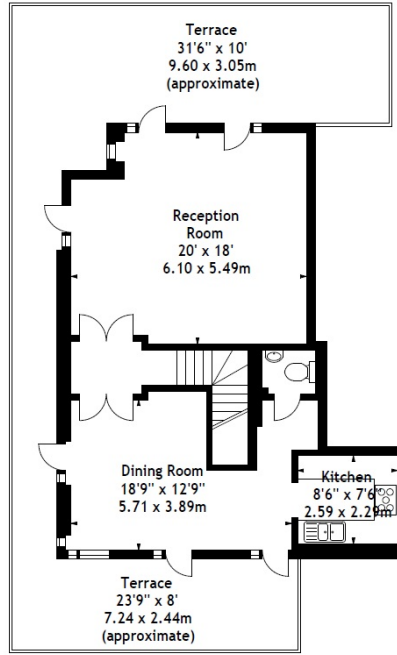
Other offices Kensington - North Kensington

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Baker Street, NW1
Approx. Gross Internal Area
1829 Sq Ft - 169.91 Sq M



Eighth Floor



Ninth 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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Energy Performance Certificate



Flat Abbey House, 215-229 Baker Street, LONDON, NW1 6XE

Dwelling type: Top-floor flat
Reference number: 2108-5951-6209-5238-5940
Date of assessment: 20 November 2018
Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 November 2018
Total floor area: 254 m²

Use this document to:

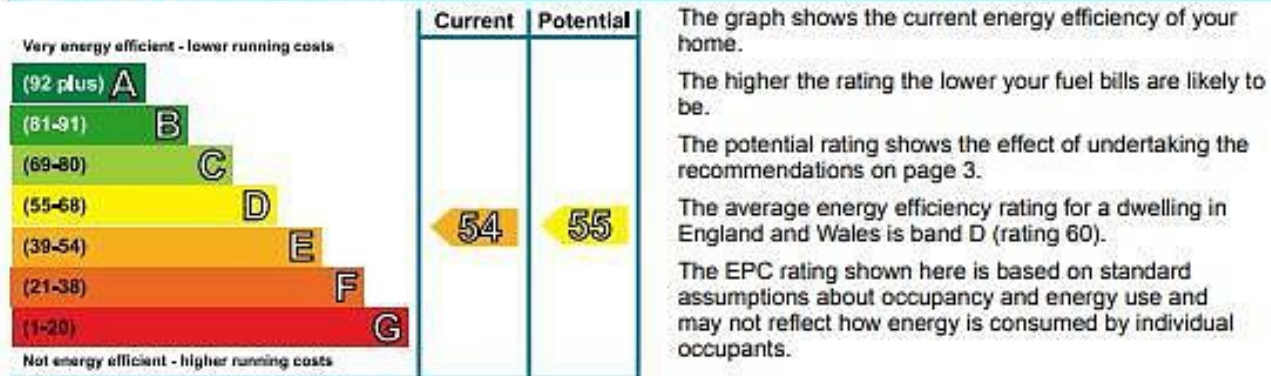
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,392
Over 3 years you could save	£ 183

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 810 over 3 years	£ 405 over 3 years	
Heating	£ 6,006 over 3 years	£ 6,228 over 3 years	
Hot Water	£ 576 over 3 years	£ 576 over 3 years	
Totals	£ 7,392	£ 7,209	

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



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	£145	£ 183

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

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