



## Cedar House, 39-41 Nottingham Place, London, W1U,

- £895 Weekly
- Available Now
- Furnished
- Two double bedrooms
- One bathroom
- Quiet central location
- Excellent transport links
- Lift access
- Guest WC
- Over 700 sq ft

A lovely central two double bedroom apartment, tastefully refurbished and offering over 700 sq ft of internal accommodation.

Accommodation comprises a semi open plan living room and kitchen with high ceilings and sash windows, two double bedrooms with fitted wardrobes a separate bathroom with bath and shower as well as a guest WC.

Benefits include lift access and excellent central location. Located in the heart of Marylebone moments from local transport links including Marylebone and Baker street stations as well as the boutique shops and cafes on the Marylebone high street.

# TYERS • YAN

## MANAGEMENT



**NOTTINGHAM PLACE**  
 Residential Development - 100% New Build  
 100% New Build - 100% New Build  
 100% New Build - 100% New Build



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# TYERS • YAN MANAGEMENT

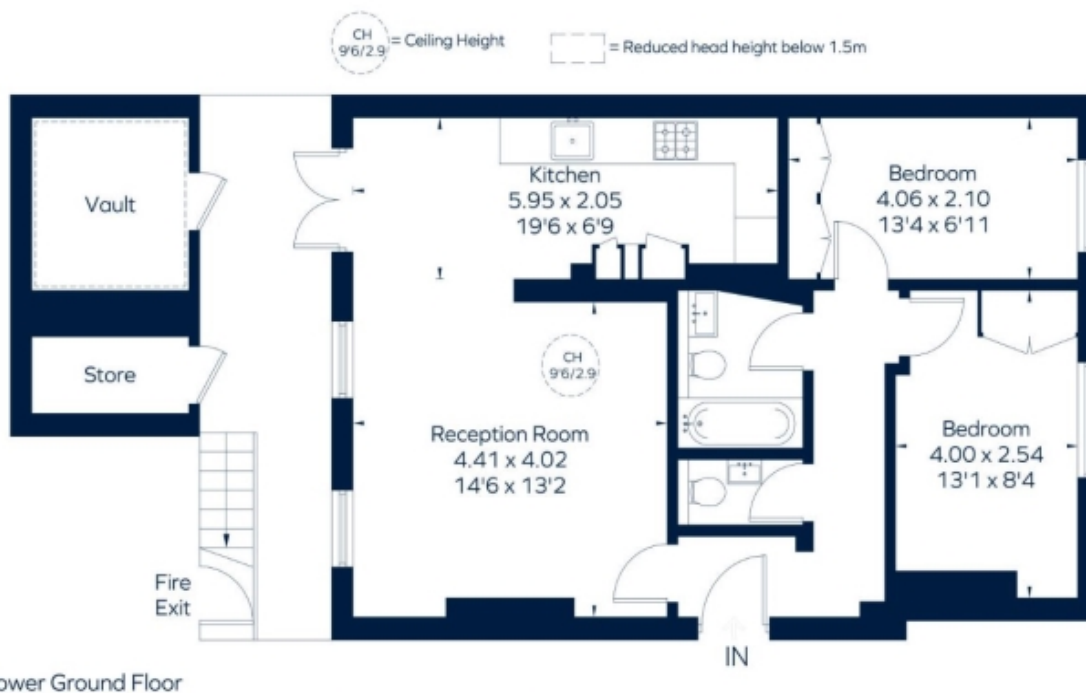
## NOTTINGHAM PLACE

Approximate Gross Internal Area = 705 sq. ft. (65.5 sq. m.)

Reduced Headroom / Vault = 53 sq. ft. (4.9 sq. m.)

Store = 24 sq. ft. (2.2 sq. m.)

Total = 782 sq. ft. (72.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1076359

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60