



Bingham Place London W1U

£1,250 per week - Available Now

**HAMPTONS**  
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*Beyond your expectations*



*\*SHORT LET\* A stunning and spacious split level apartment with one double bedroom and a generous reception room*

SHORT LET | 1 Double Bedroom | 1 Bathroom | Duplex.

### Description

\*SHORT LET\* A well presented one double bedroom raised ground and lower ground floor flat maisonette with its own street entrance. On entering the property steps lead up to a spacious living area with modern, compact kitchen are set off it.

### Situation

Bingham Place is a quiet residential street ideally located for the amenities of Marylebone High Street and is approximately 700 meters from the green open spaces of Regents Park.

### Furnishing

Furnished



### Hamptons Mayfair Lettings

32 Grosvenor Square, Mayfair

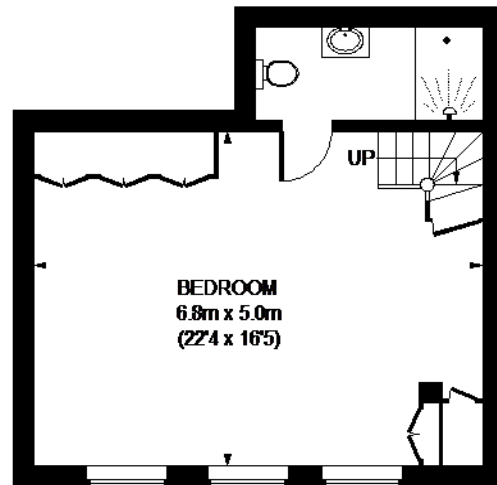
London W1K 2HJ

Tel: 020 7758 8450 - [mayfairlettings@hamptons-int.com](mailto:mayfairlettings@hamptons-int.com)

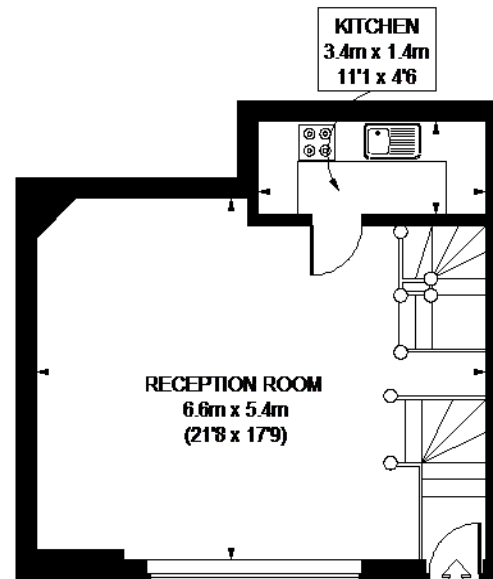
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

### BINGHAM PLACE



**LOWER GROUND FLOOR**



**RAISED GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 428 SQ. FT. (39.8 SQ. M.)  
 RAISED GROUND FLOOR = 411 SQ. FT. (38.2 SQ. M.)  
 TOTAL = 839 SQ. FT. (78.0 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID125598)

## Energy Performance Certificate (EPC)

Energy Performance Certificate							
<b>Dwelling type:</b> Ground-floor flat <b>Date of assessment:</b> 12 April 2014 <b>Date of certificate:</b> 12 April 2014		<b>Type of assessment:</b> RdSAP, existing dwelling <b>Total floor area:</b> 78 m <sup>2</sup>					
<b>Use this document to:</b> <ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>							
<b>Estimated energy costs of dwelling for 3 years:</b>			<b>£ 2,517</b>				
<b>Over 3 years you could save</b>			<b>£ 1,194</b>				
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 294 over 3 years	£ 150 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center;"> <b>You could save £ 1,194 over 3 years</b> </div>				
Heating	£ 1,638 over 3 years	£ 813 over 3 years					
Hot Water	£ 585 over 3 years	£ 360 over 3 years					
<b>Totals</b>	<b>£ 2,517</b>	<b>£ 1,323</b>					
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.							
Energy Efficiency Rating							
Very energy efficient - lower running costs							
<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>62</td> <td>80</td> </tr> </tbody> </table>				Current	Potential	62	80
Current	Potential						
62	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).							
Top actions you can take to save money and make your home more efficient							
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal				
1 Internal or external wall insulation	£4,000 - £14,000	£ 384	✓				
2 Floor insulation	£800 - £1,200	£ 78	✓				
3 Draught proofing	£80 - £120	£ 87	✓				
See page 3 for a full list of recommendations for this property.							
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.							

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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