

1 Bed Flat In 68 Balcombe Street , London, NW1 6NE

£2,250 Monthly



SHORT DESCRIPTION

Property Ref: 17501 A modern and cozy one-bedroom flat located in the heart of Marylebone, offering a stylish and comfortable living space. Set in a safe and highly desirable area, the property is close to excellent transport links, shops, cafés and restaurants. Perfect for anyone looking for a welcoming home with convenient access to everything Central London has to offer. Property Type: Flat Full Renting price: £2250.00 Pricing Options: Fixed Price Council tax band: F EPC rating: D Measurement: 452.084 sq.ft. Parking: Allocated Heating Type: Central -----

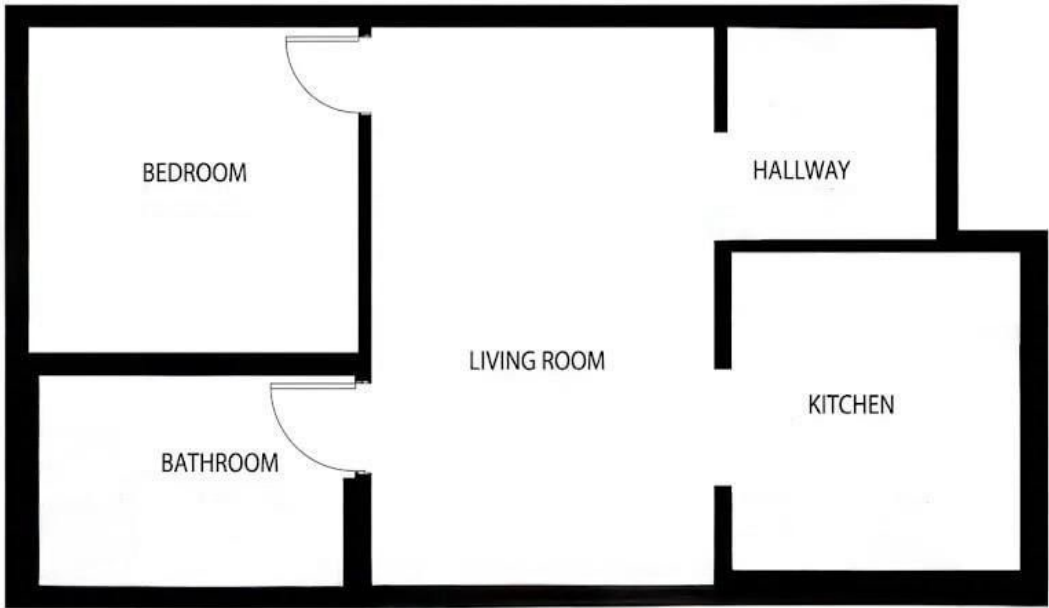
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FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL AREA: 42SQM.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



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