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**ULTRA ESTATES**  
Sales, Lettings, Management

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## **FLAT 2, 24-28 BOSTON PLACE, LONDON, NW1**

**£395 pw / £1,712 pm Subject To**



Available to rent now is this one bedroom apartment situated a few minutes walk of Marylebone Station and shops of Baker Street. The flat offers bright and spacious living accommodation comprising of one good sized bedroom, generous reception room, fully fitted kitchen and modern bathroom suite. Great condition in an ideal location. Viewings are highly recommended.

**Bedroom : Bathroom : Reception Room : Kitchen : EPC Rating D**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB





## **Fees and Charges**

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

## EPC Rating / Impact

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62	(55-68) <b>D</b>	54	54
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.