



Anello Building, NW1

£950 per week Fees May Apply

Contemporary two bedroom flat with a private balcony in a warehouse conversion set in the heart of trendy Camden Town. This stylish flat has a modern kitchen with an open plan reception room with glass sliding doors leading on to two private, glass-walled balconies. There are two double bedrooms each with built-in storage and two bathrooms (one en suite to the master bedroom). The flat also benefits from oak flooring, underfloor heating and secondary glazing.

2 Bedrooms | 1 Reception Room | 1 Bathroom

North Kensington Office

59 St Helen's Gardens, London W10 6LN

020 8960 0181

lettings.nkn@mountgrangeheritage.co.uk

Other offices Kensington - Notting Hill

mountgrangeheritage.co.uk

(80 SQ M / 861 SQ FT) BALCONY X 2 (10 SQ M)



Energy performance certificate (EPC)

Flat
Anello Building
116 Bayham Street
LONDON
NW1 0BA

Energy rating
E

Valid until: **13 June 2026**
Certificate number: **8901-5144-9339-9097-1663**

Property type

Mid-floor flat

Total floor area

77 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be E.

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

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 the 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	54 E
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.