

# OVAL ROAD, CAMDEN

Red.

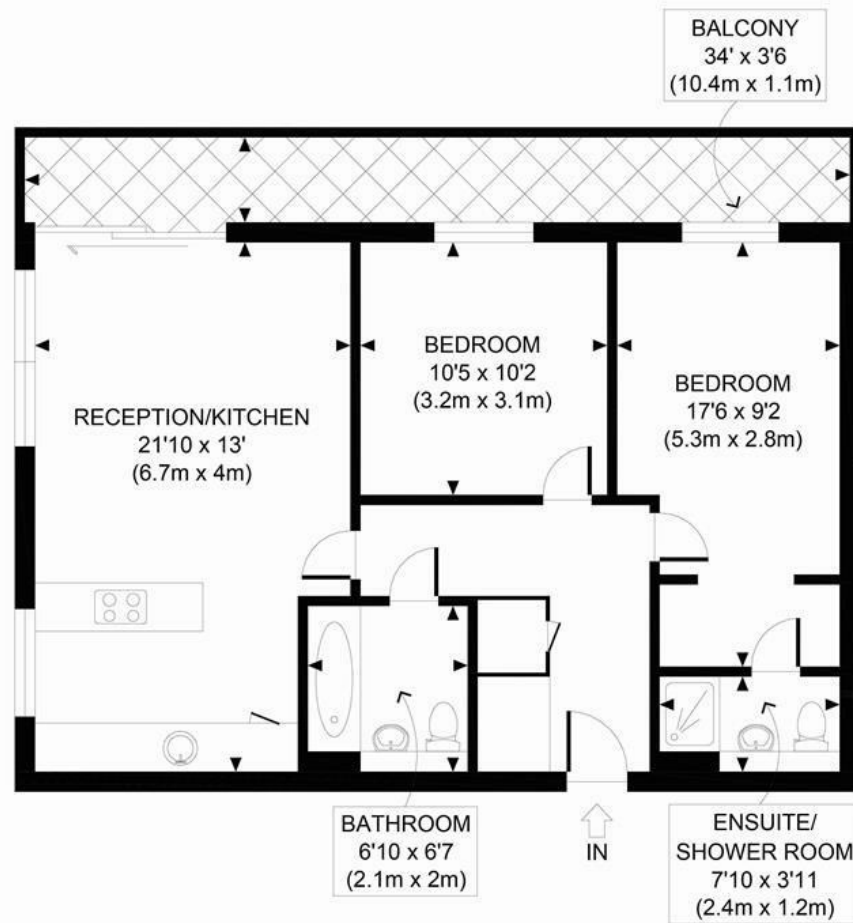


## £3,000 PER MONTH

This superb apartment features two bright double bedrooms with hardwood flooring and has been recently redecorated throughout. The property is offered unfurnished and benefits from a long balcony overlooking the picturesque Regent's Canal, providing excellent outdoor space.

Located on a quiet street, Lock House is just minutes from Camden Town Underground Station, offering easy access to Tottenham Court Road (7 minutes) and King's Cross St Pancras (5 minutes) via the Northern Line. Regent's Park and Primrose Hill are also within a short walk.

The building benefits from a 24-hour concierge, a residents' gym, and inclusive heating and hot water bills. An allocated secure parking space is available by separate negotiation.



GROSS INTERNAL  
FLOOR AREA 724 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT / 67 SQM

Ref:

Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

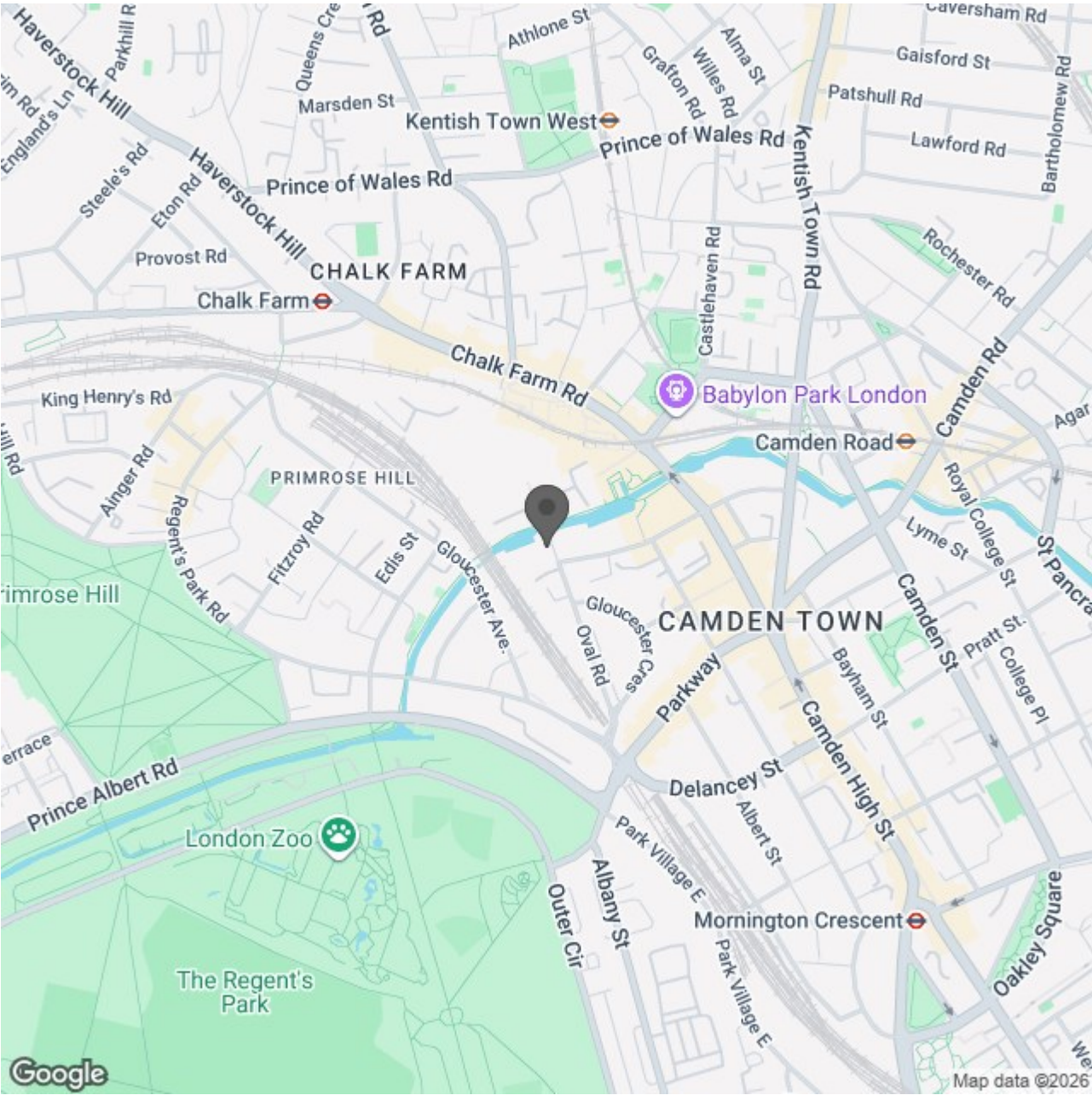


- Two double bedrooms
- Private balcony overlooking Regent's Canal
- Communal heating and hot water system
- 24-hour concierge
- Communal gardens and secure bike storage
- Two bathrooms (one en suite)
- Bright south-west aspect
- Hardwood flooring throughout
- Residents' gym
- EPC rating: B (88)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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