

35 OVAL ROAD, CAMDEN, LONDON

Red.



**£2,800 PER MONTH**

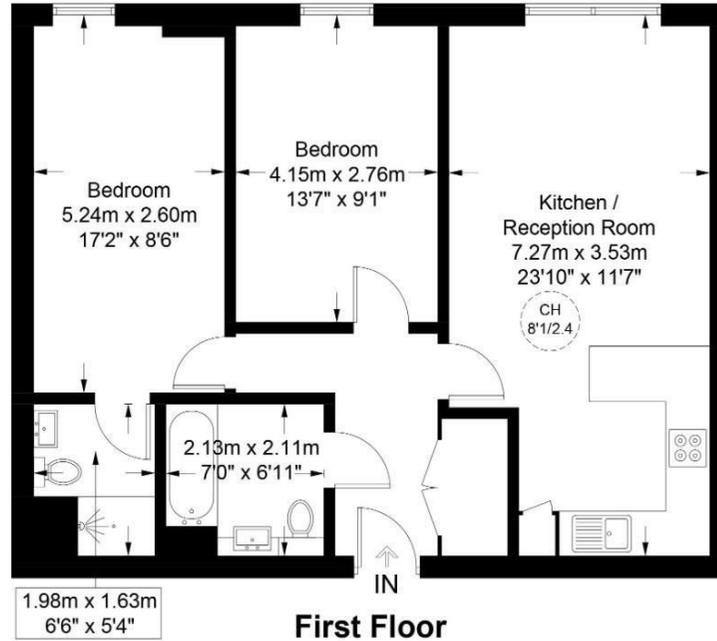
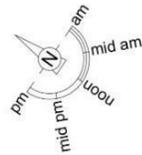
A bright and contemporary, two bed, two bath apartment located in a highly sought-after portered building on the border of Camden Town and Primrose Hill. This apartment features wooden flooring throughout the living room and both of the spacious double bedrooms. The open-plan kitchen comes fully fitted with a full size fridge/freezer and dishwasher and both bathrooms have been upgraded. With a flexible move in date and available furnished or unfurnished.

Lock House, Oval Road, enjoys a well presented communal garden and terrace, residents gym, secure cycle parking, 24 hours porter and communal gas central heating system. Well located for Camden Town, Camden Road Overground Stations and many well connecting bus routes, such as the 274 and C2. Regents Park and Primrose Hill are within 5 minutes walk, there are also many excellent schools, supermarkets, cafés, restaurants, gastropubs and bars in the local area.



## Lock House, NW1

Approximate Gross Internal Area = 716 sq ft / 66.5 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

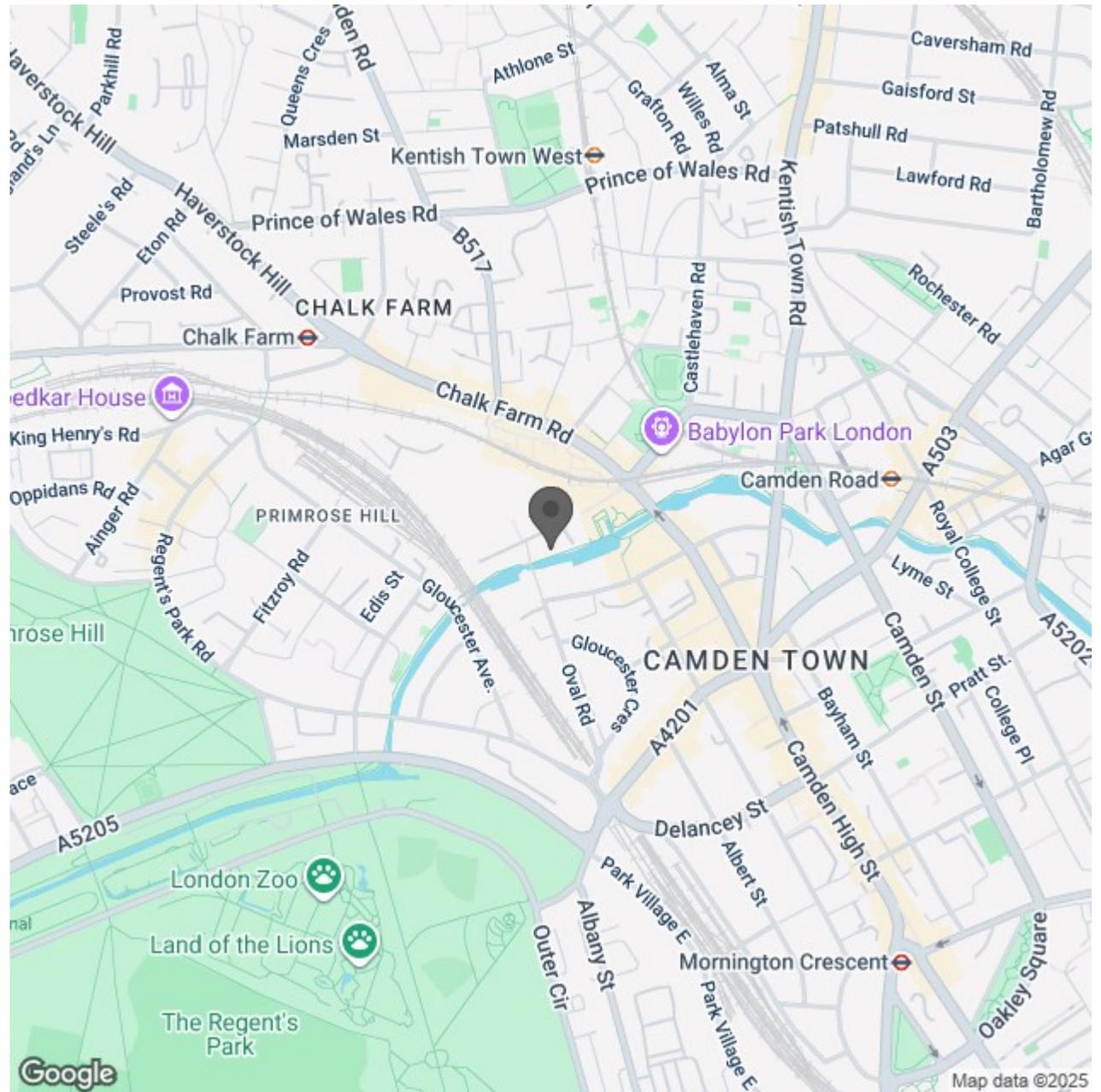
RICS Certified Property Measurer

- Two double bedrooms
- Upgraded kitchen with full size Fridge/Freezer
- 24hr Concierge
- Residents gym and cycle storage
- Two modern bathrooms
- Open Plan lounge
- Communal gardens
- Close to local amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(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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