

35 OVAL ROAD, NW1

Red.



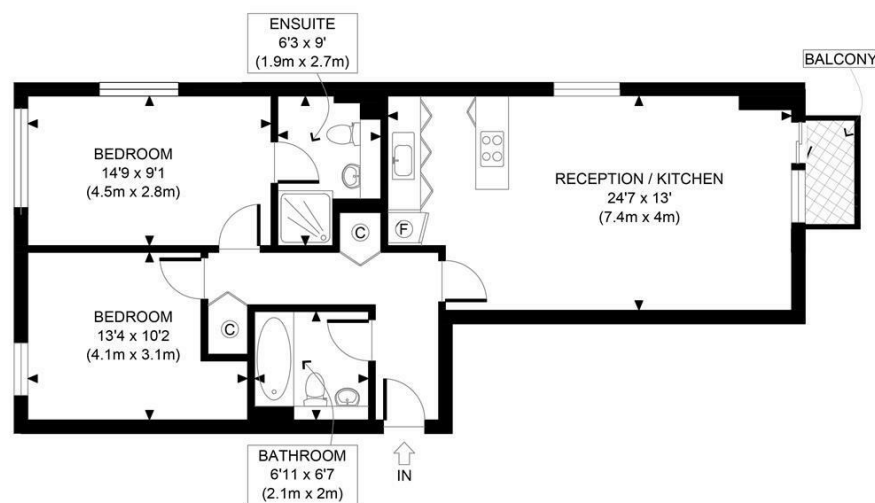
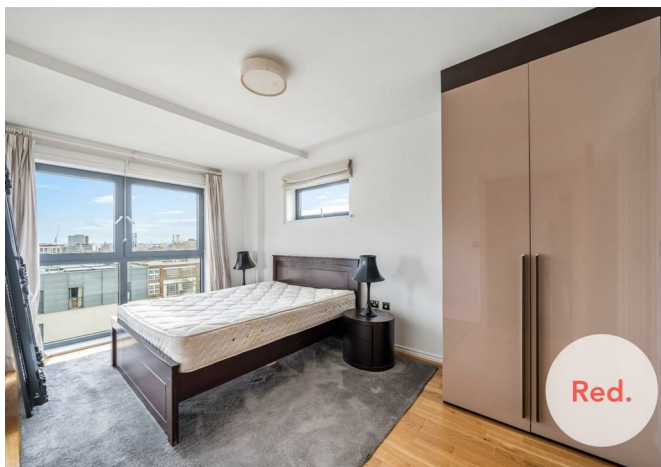
£3,000 PER MONTH

A bright and modern apartment with two double bedrooms (one en-suite), a spacious open-plan living room and kitchen, and its own south-west facing balcony. Located on the sixth floor of a modern building with a 24-hour concierge, just moments from the heart of Camden and Primrose Hill.

The apartment benefits from heating and hot water via a communal system, which is controlled remotely from within the property.

Lock House on Oval Road offers a range of resident amenities, including a well-maintained communal garden and terrace, residents' gym, secure cycle storage, 24-hour concierge, and a communal gas central heating system.

The property is well placed for excellent transport links, with Oxford Circus and Regent Street reachable in approximately 15 minutes.



GROSS INTERNAL
FLOOR AREA 768 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT / 71 SQM
Ref: RP Copyright photoplan.co.uk
Floor plans are for identification and guideline purposes only, not to scale.
compliant with RICS code of measuring practice.

- Two double bedrooms, two bathrooms
- Balcony
- 24-hour concierge
- EPC Rating B
- Short walk to Regent's Park and Primrose Hill
- Wooden flooring throughout
- Open-plan fitted kitchen
- Residents gym
- Heating and hot water inc
- Excellent transport links



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	86
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

