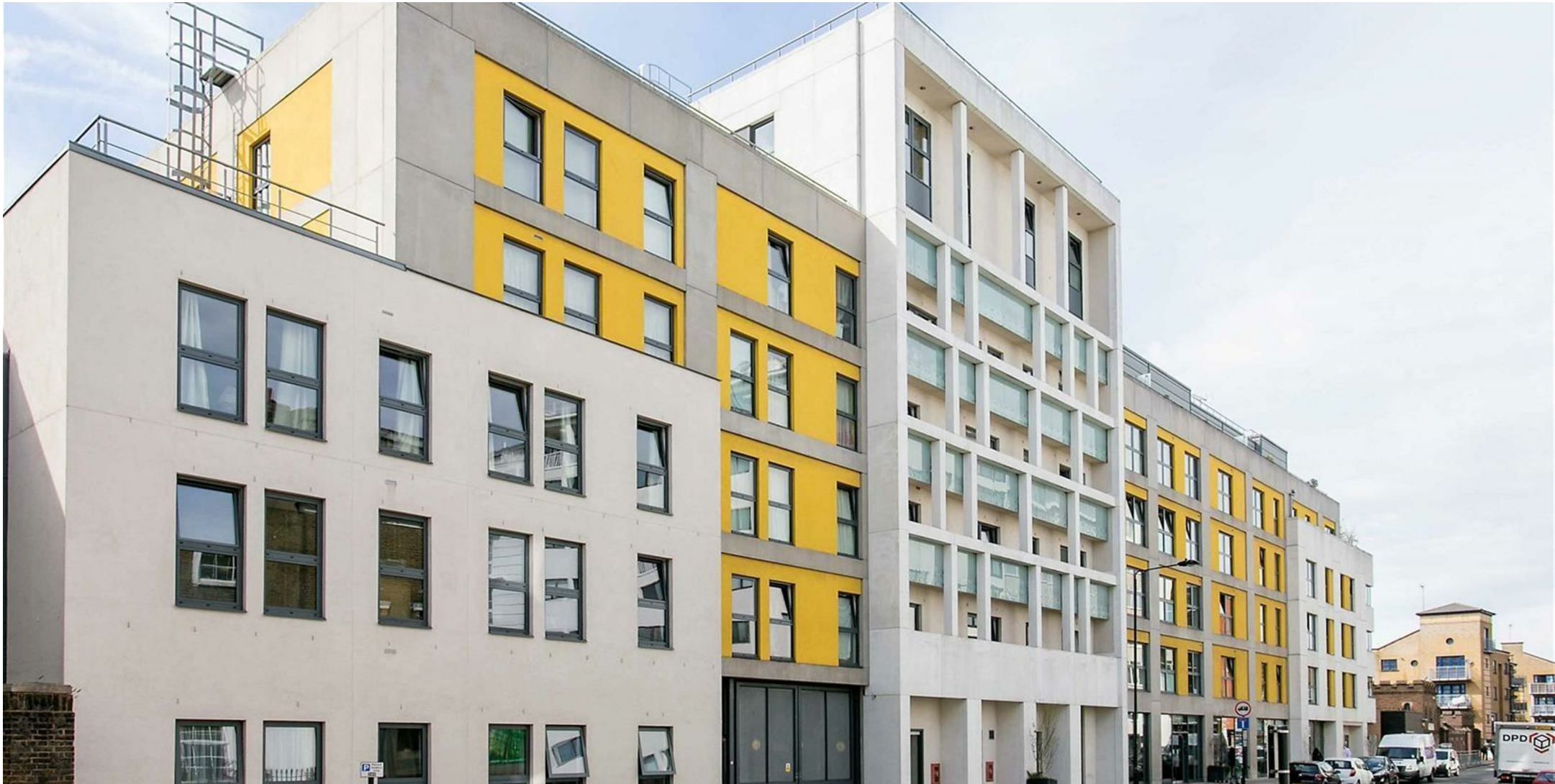


35 OVAL ROAD, CAMDEN, NW1

Red.



£2,700 PER MONTH

A bright and contemporary two-bedroom, two-bathroom apartment in a sought-after development with 24-hour concierge, ideally located on the border of Camden Town and Primrose Hill.

This well-proportioned apartment features wooden flooring throughout, two spacious double bedrooms, and two modern bathrooms. The open-plan kitchen comes fully fitted with integrated appliances, including a full-size fridge/freezer and dishwasher.

The apartment benefits from a private balcony running the full length of the property and enjoys dual-aspect views from the living area.

Lock House offers residents a 24-hour concierge, gym, communal garden and terrace, secure cycle storage, and communal gas central heating.

Excellent transport links via Camden Town and Camden Road stations, with easy access to the 274 and C2 bus routes. Regent's Park and Primrose Hill are within a five-minute walk, and the local area offers a range of shops, cafés, restaurants, and bars.



APROX. GROSS INTERNAL FLOOR AREA 645 SQ FT / 60 FT
Floor plans are for identification and guideline purposes only, not to scale.

- Two double bedrooms, two bathrooms
- Wooden flooring throughout
- 24-hour concierge
- Secure cycle storage
- Short walk to Regent's Park and Primrose Hill
- Private full-length balcony
- Open-plan fitted kitchen
- Residents' gym and garden
- Communal heating system
- Excellent transport links



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

