

# PARK VILLAGE EAST, NW1

Red.



£4,100

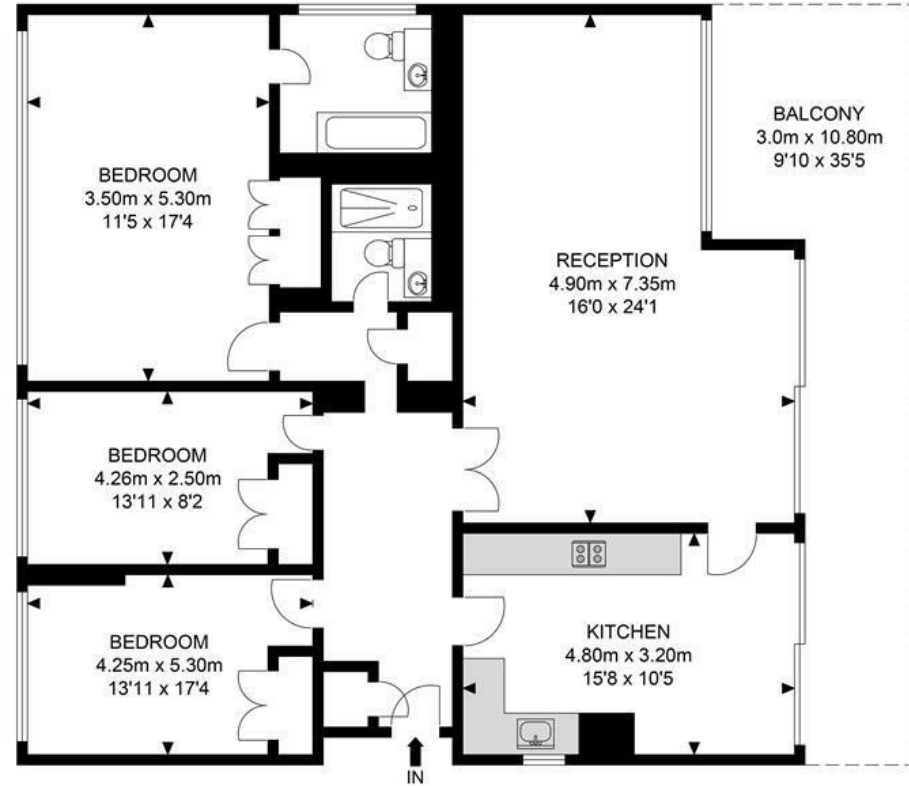
A spacious three bedroom, two bathroom apartment with a lock up garage located on the second floor with large balcony/terrace overlooking well kept communal gardens. The property has undergone major refurbishment by the current owner, including two new bathrooms, new eat-in kitchen, restored parquet flooring and painted throughout.

This 1,265 sq.ft three bedroom apartment boasts plenty of storage and a large living area. ideal for family life or entertaining.

Nash House is a small purpose built block located within the Crown Estate. The location is with walking distance to Regents Park, Camden Town and a short journey to Euston, King Cross and Marylebone High Street.

Available End of May and exclusively with managing agents, Red Property Partnership.

# Nash House



## 1st Floor

APPROX. GROSS INTERNAL FLOOR AREA 1229.02 SQ FT / 114.18 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 1473.79 SQ FT / 136.92 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

by [www.spacephoto.co.uk](http://www.spacephoto.co.uk)  
 Photography and Floor Plan

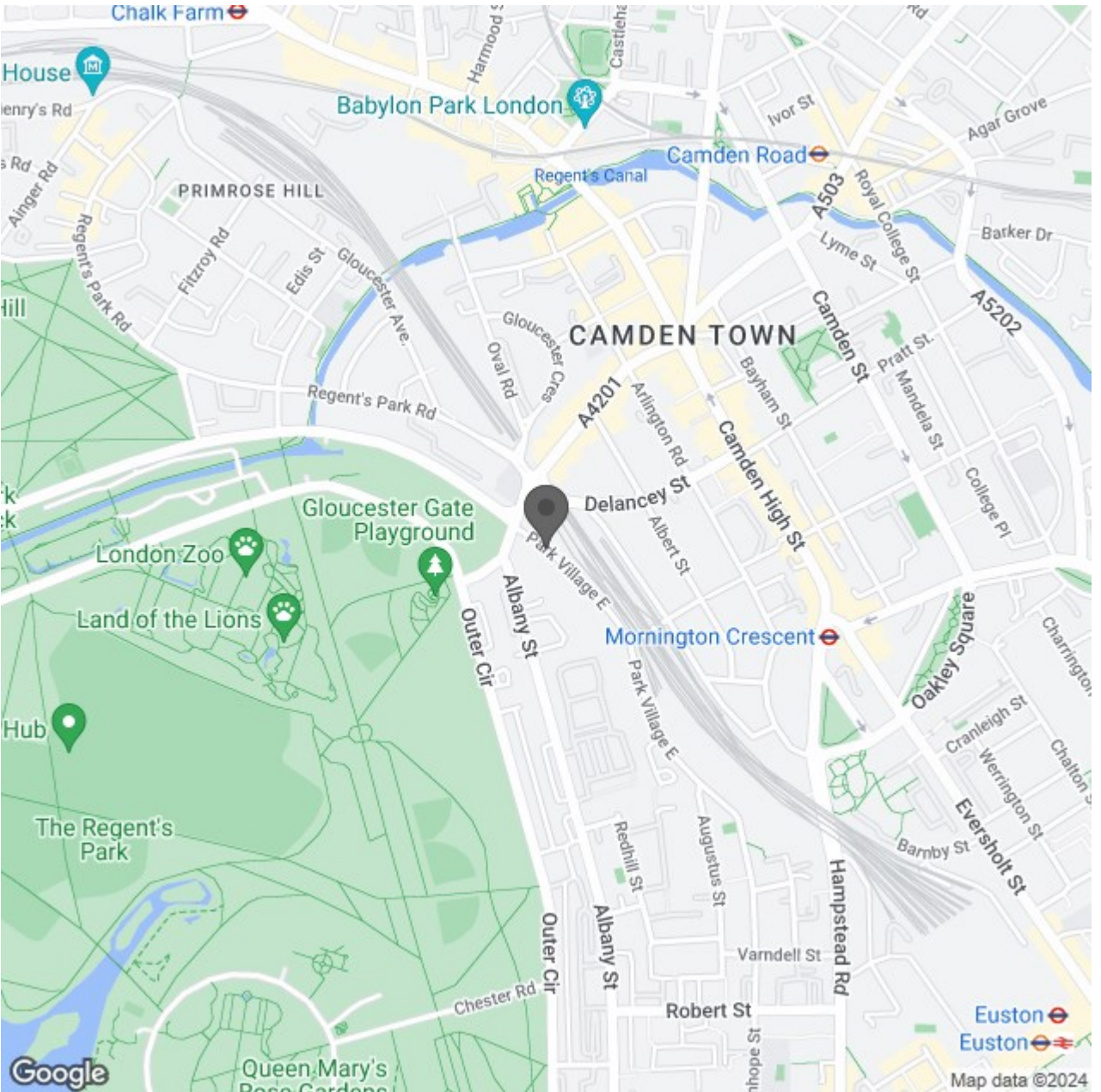


- Three Bedroom Apartment
- New Eat-In Kitchen
- Large Living Room
- Available Now
- Fully Managed
- Two New Bathrooms
- Parquet Flooring
- Terrace Overlooking Communal Gardens
- Long Let
- EPC Rating E42



| 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                                   |                         | 42      | 42        |
| (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   |                         | 34      | 34        |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



**Red.**