

# LOCK HOUSE, 35 OVAL ROAD, NW1

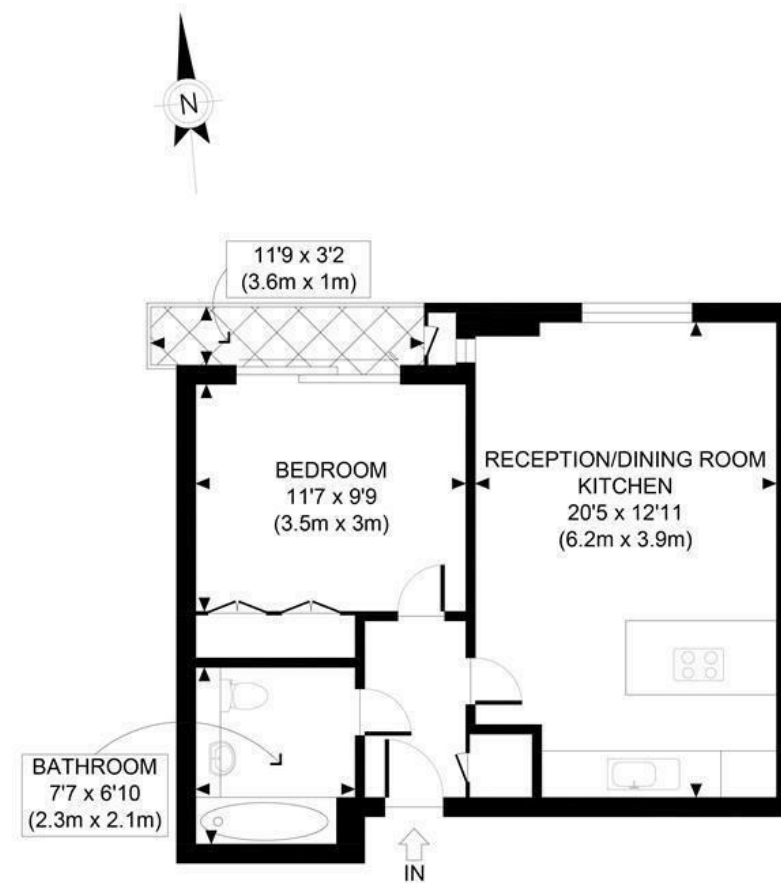
Red.



**£515,000**

One of the best one bedroom apartments in the building, with views from a private balcony overlooking the canal. Benefiting from a large open plan kitchen/reception, large bathroom with shower, bedroom with built in wardrobes, utility cupboard with washer/dryer and plenty of natural light throughout. The property also comes with a secure underground car parking space.

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.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT / 45 SQM

Ref: Copyright **photo**plan

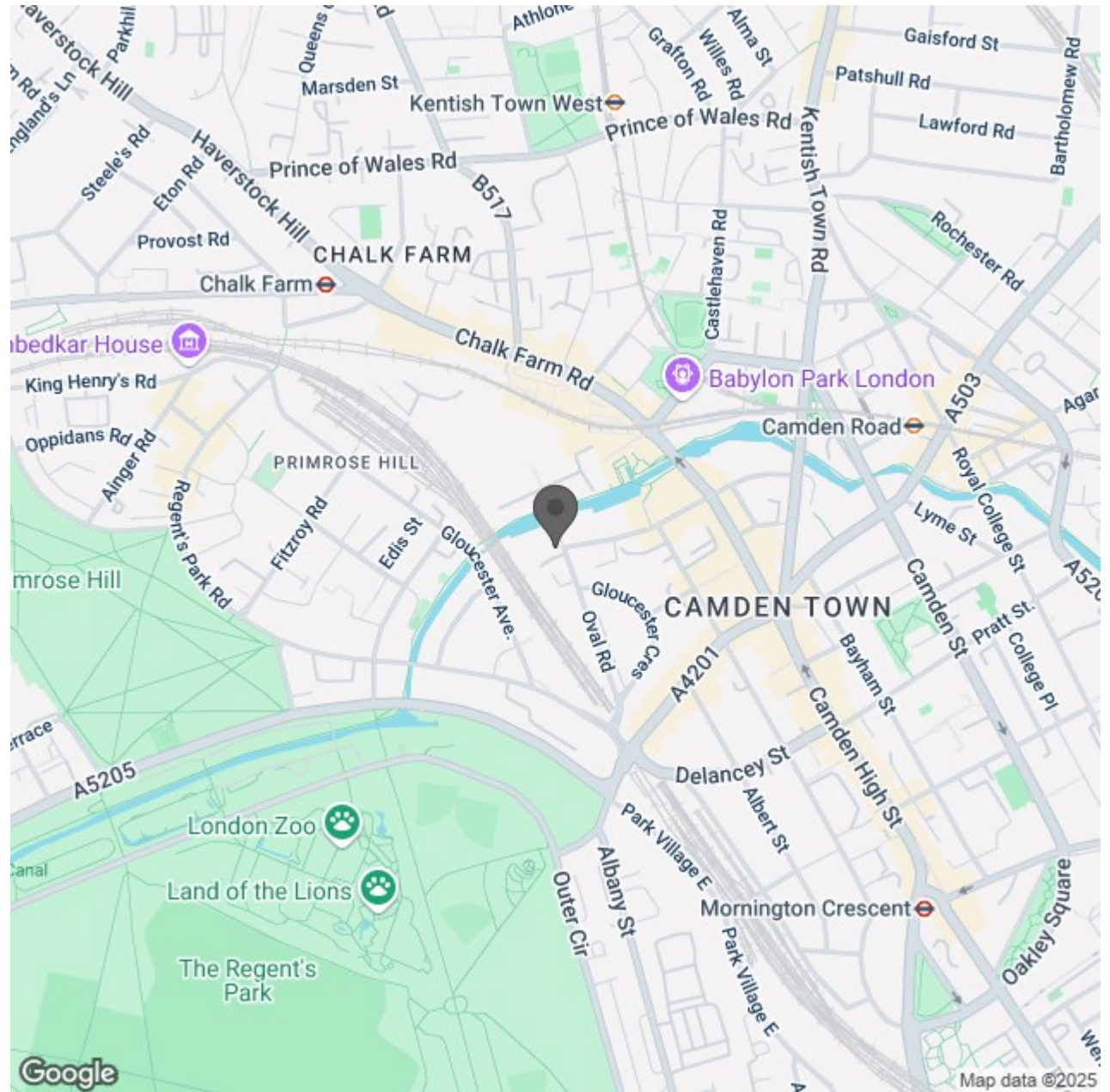
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Spacious double bedroom
- Open-Plan Living/Kitchen
- Chain-free
- 24-Hour Concierge
- Communal Heating System
- Large Bathroom
- Private Balcony
- Residents' Gym
- Secure underground parking
- Short Walk to Primrose Hill and Regent's Park



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



**Red.**