

# 35 OVAL ROAD, NW1

Red.

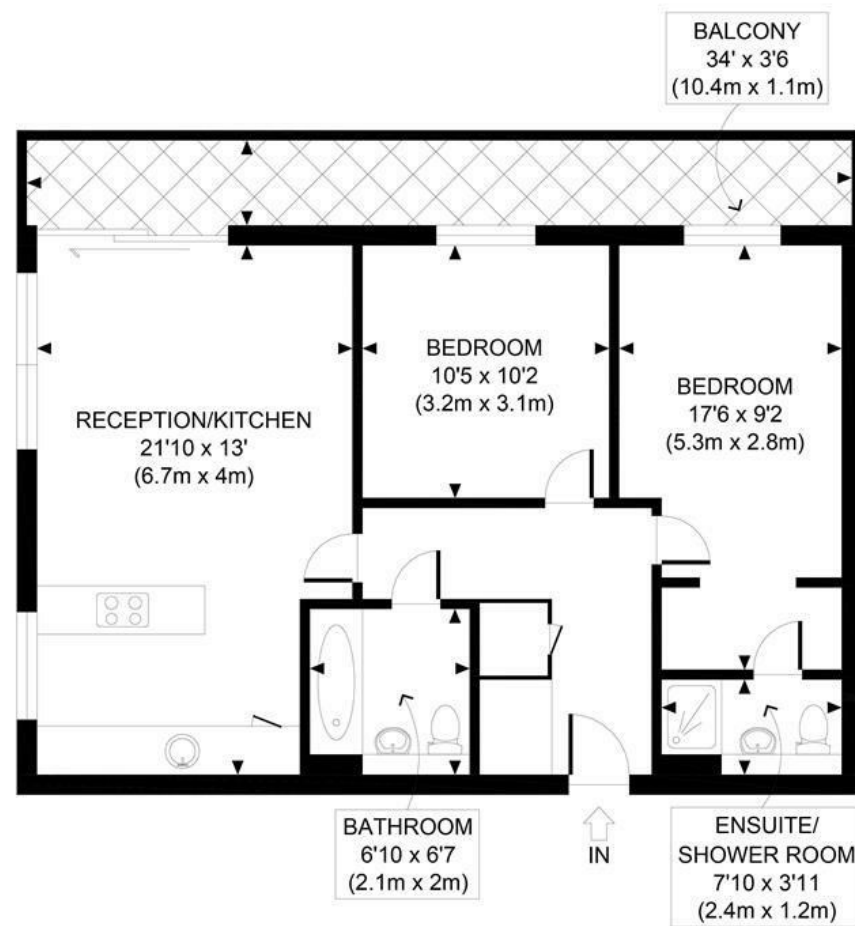


## £3,500 PER MONTH

A beautifully presented two-bedroom, two-bathroom apartment in the sought-after Lock House development on Oval Road, enjoying a superb canalside position overlooking Regent's Canal and moments from Camden Town, Primrose Hill and Regent's Park.

The apartment benefits from air conditioning throughout, while residents also have access to a gym, 24-hour porter service and secure cycle storage.

Ideally positioned for the best of North London, the property is within easy walking distance of Camden Town Underground and Camden Road Overground stations, with excellent transport links across London. Regent's Park and Primrose Hill are both approximately five minutes' walk away, while the surrounding area offers an excellent selection of cafés, restaurants, gastropubs, shops and supermarkets.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 724 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT / 67 SQM

Ref:

Copyright **photo**plan

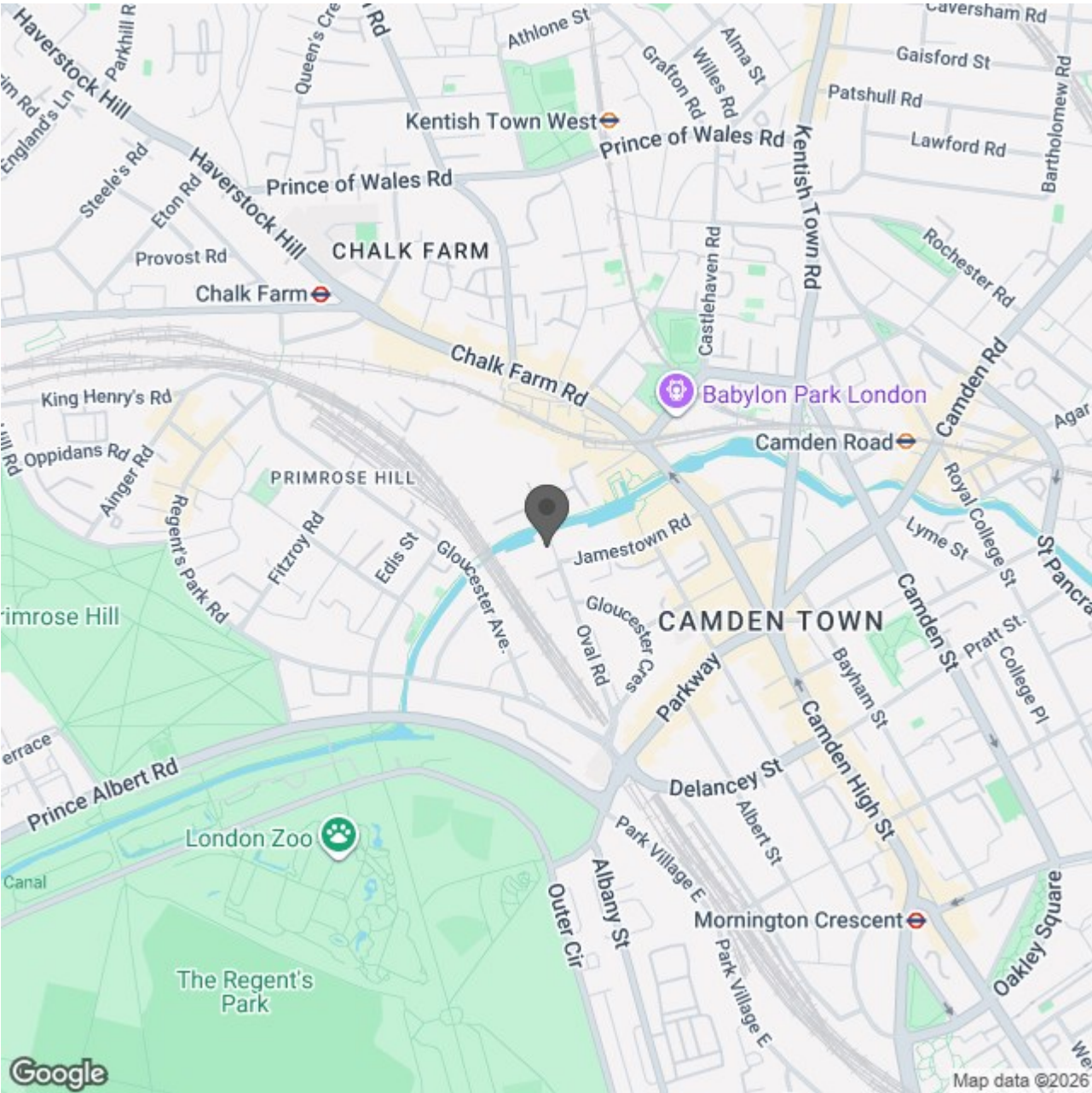
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Two Double Bedrooms
- Two Bathroom (One En Suite)
- Good storage
- Close to transport links
- Camden Town and markets within 3 minutes walk
- Aspect Over the Regents Canal
- Spacious lounge
- Air Conditioning
- Primrose Hill, Regents Park
- Parking available by separate negotiation



| Energy Efficiency Rating                    | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 88                      | 88        |
| (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                                                       | 86                      | 86        |
| (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 |           |



Red.