

# ONE OSNABURGH STREET, REGENTS PLACE

Red.



## £3,800 PER MONTH

A beautifully presented two bedroom, two bathroom apartment (one en suite), offering modern living in a highly sought after location close to Regent's Park. The property features a newly fitted kitchen, contemporary bathrooms, underfloor heating, air conditioning and impressive floor to ceiling windows in the open plan living area.

Located in the prestigious One Osnaburgh Street development, residents benefit from a concierge service Monday to Friday 7am to 9pm, Saturday and Sunday 8am to 8pm and communal comfort heating and cooling systems.

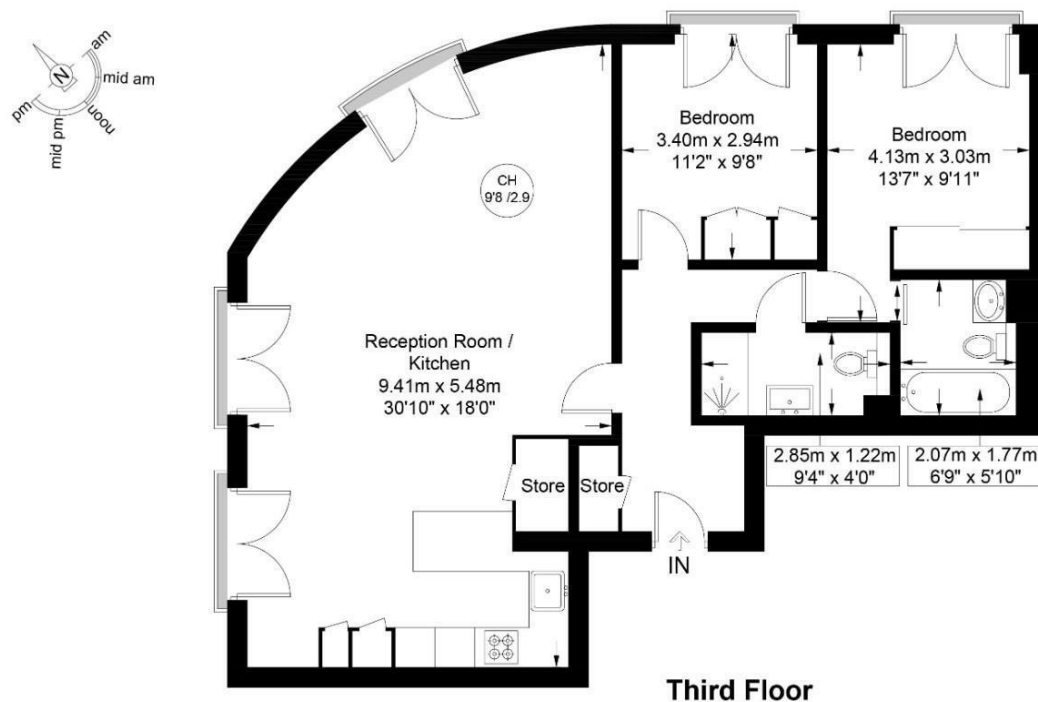
Perfectly positioned next to Regent's Park, the property forms part of Regent's Place, a landmark development by British Land in partnership with the Crown Estate.

Excellent transport links are nearby including Euston Square, Warren Street, Great Portland Street and Regent's Park stations. Euston, King's Cross and Marylebone mainline stations are within a 15 to 20 minute walk.



## Regents Place, London, NW1

Approximate Gross Internal Area = 918 sq ft / 85.3 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

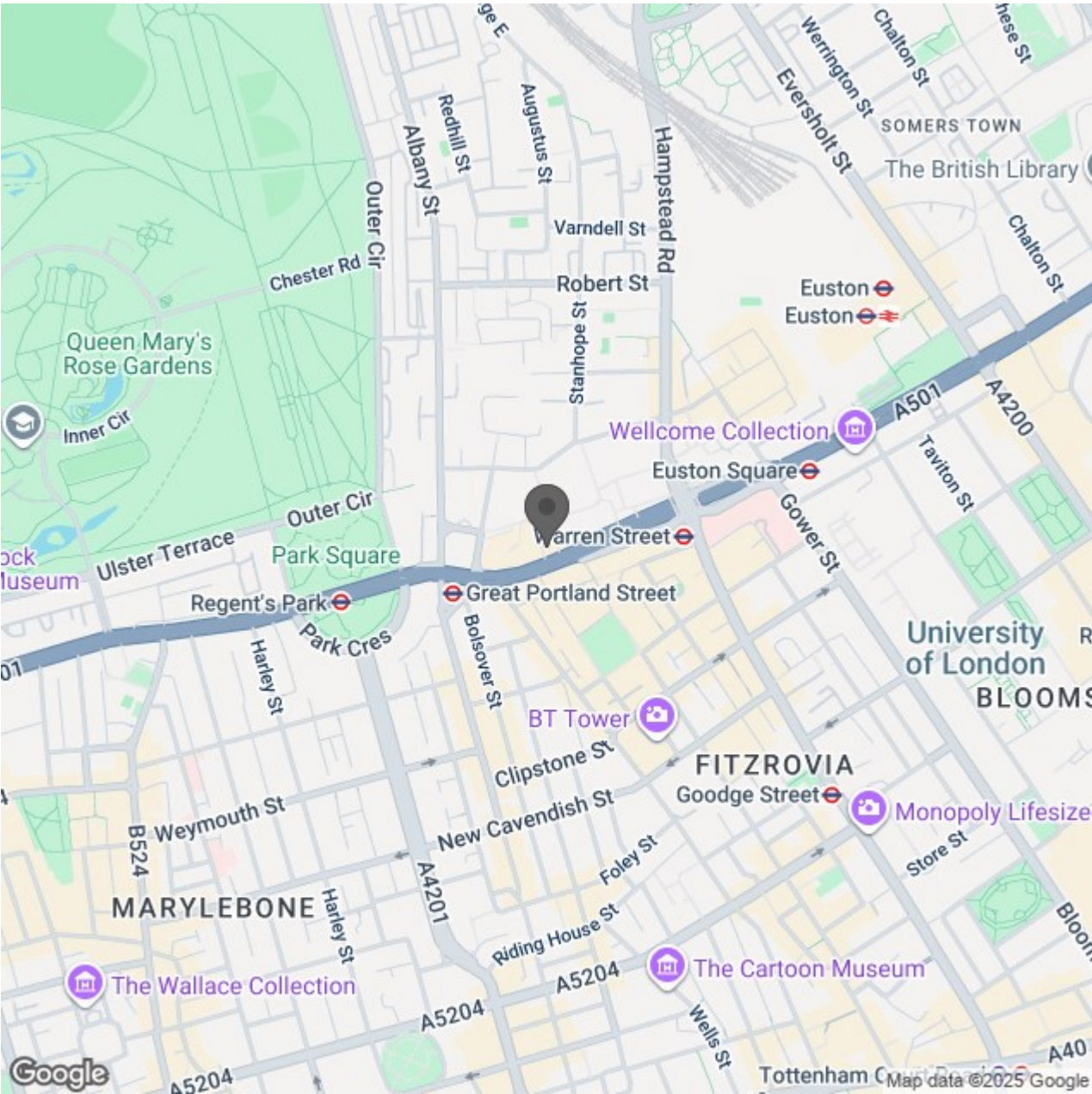


- Two double bedrooms
- Spacious reception
- Close to Regents Park
- Porter
- AC & underfloor heating
- Two bathrooms
- Open-plan kitchen
- Excellent transport links
- Secure entry phone
- Renovated bathrooms



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 <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			
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