

# REGENTS PARK ROAD, PRIMROSE HILL

Red.



**£2,400 PER MONTH**

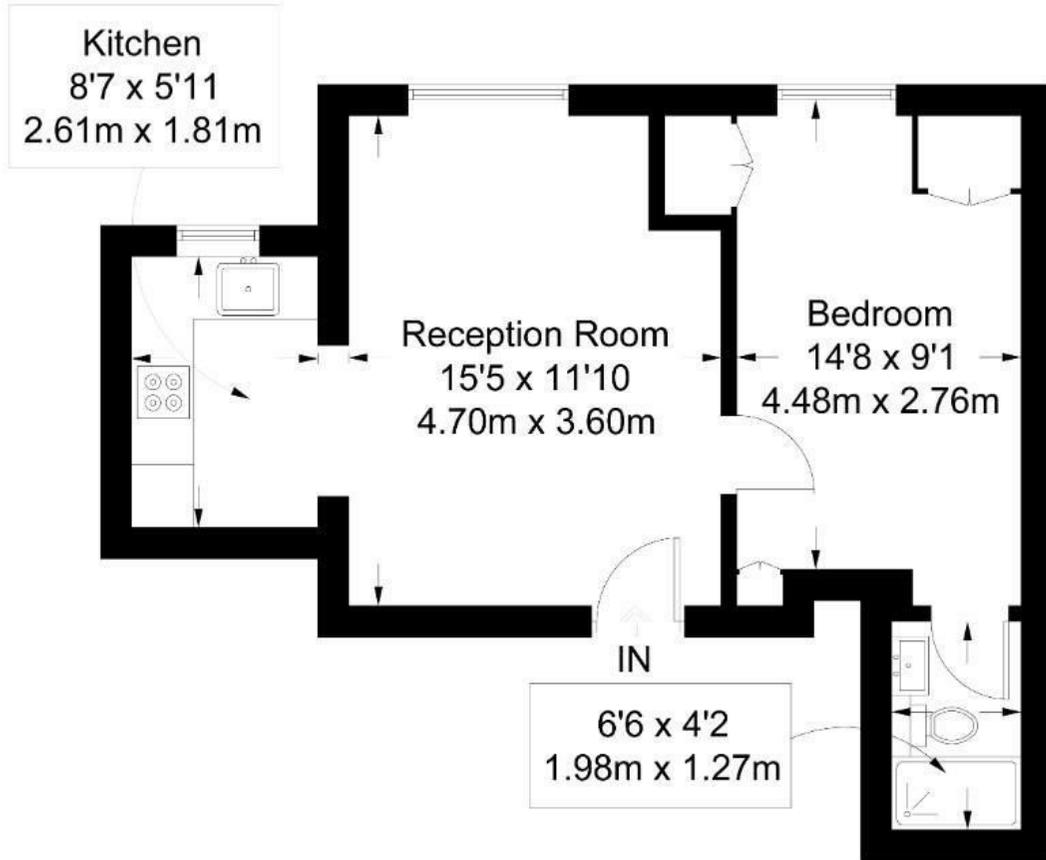
A charming one-bedroom Victorian flat, perfectly positioned just moments from Primrose Hill and the village. Bright and well presented throughout, the property features a modern kitchen, a semi-open plan living space, a spacious double bedroom with large built-in wardrobes, and an en-suite bathroom.

Ideally located close to Primrose Hill, Regent's Park and the Regent's Canal, the flat also benefits from easy access to Camden Town and Chalk Farm tube stations, along with 24-hour bus routes. The surrounding area offers an excellent selection of cafés, restaurants and independent shops.



## Regents Park Road

Approximate Gross Internal Area = 418 sq ft / 38.9 sq m



## First Floor

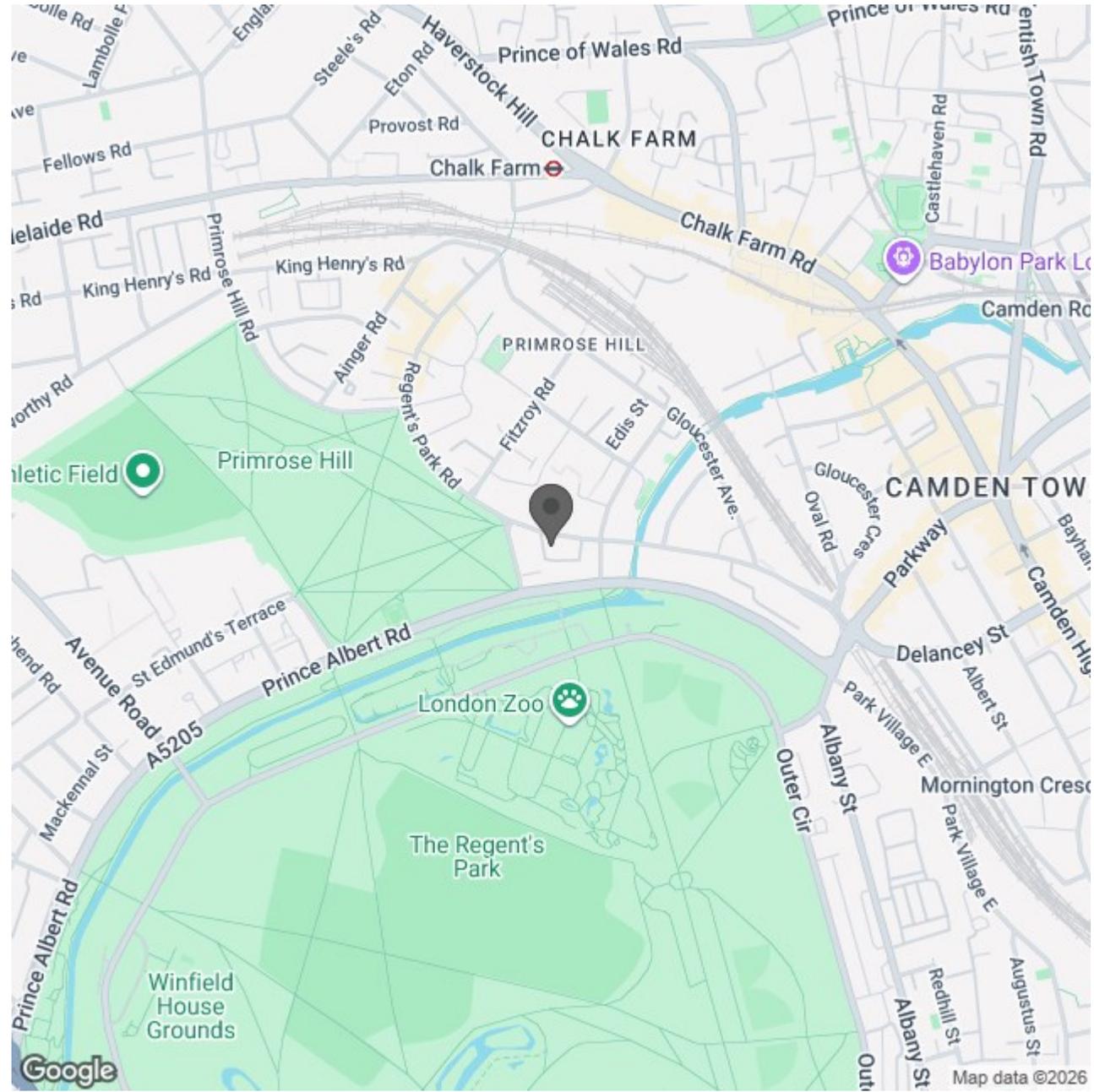
Illustration for identification purposes only, measurements are approximate, not to scale. (ID190661)

- Prime Primrose Hill location
- Well-presented throughout
- Semi-open plan kitchen
- Bright reception room
- Spacious double bedroom
- Built-in wardrobes
- Hardwood flooring throughout
- Furnished
- Moments from Regent's Park
- Short walk to Chalk Farm station



| 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                                   | 65                      | 68        |
| (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   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



# Red.



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