

# 35 OVAL ROAD, NW1

Red.



## £2,300 PER MONTH

A newly decorated, spacious and well-located one double bedroom apartment is available for an immediate move-in in the sought-after Lock House development.

The property offers an open-plan reception room and kitchen, a generous double bedroom, a modern bathroom and excellent built-in storage. It is offered furnished and benefits from plenty of natural light.

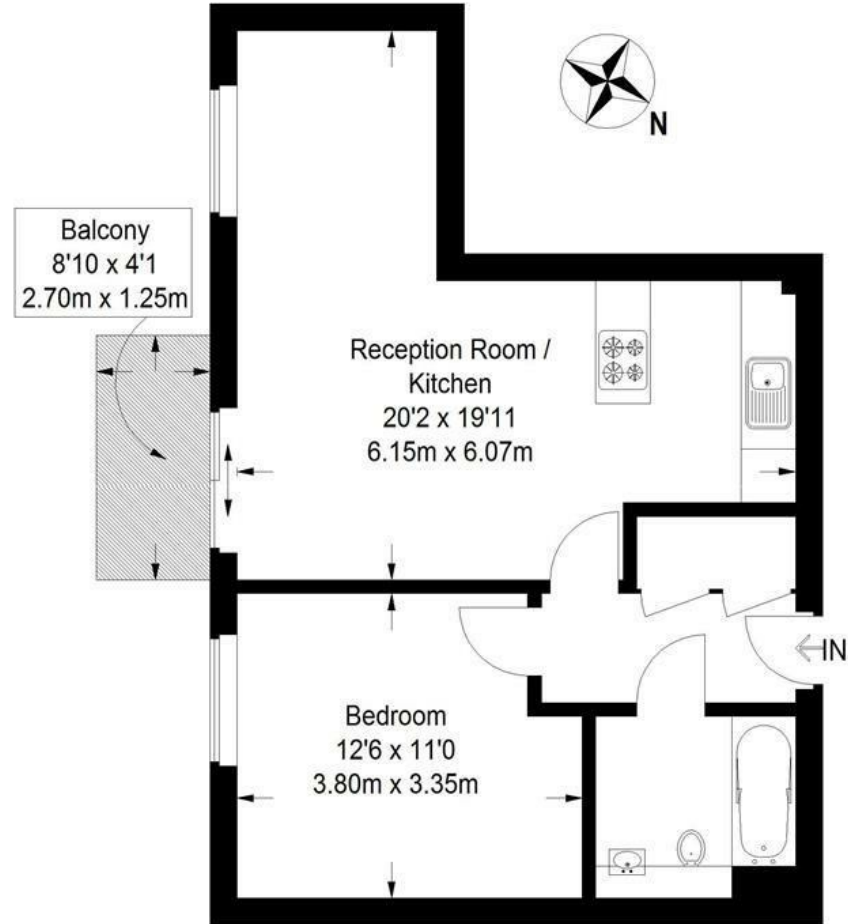
Lock House offers residents a 24-hour concierge, gym, communal garden and terrace, secure cycle storage, and communal gas central heating.

Excellent transport links via Camden Town and Camden Road stations, with easy access to the 274 and C2 bus routes. Regent's Park and Primrose Hill are within a five-minute walk, and the local area offers a range of shops, cafés, restaurants, and bars.



# Lock House

Approximate Gross Internal Area  
48.4 sq m / 521 sq ft



**Second Floor**  
48.4 sq m / 521 sq ft

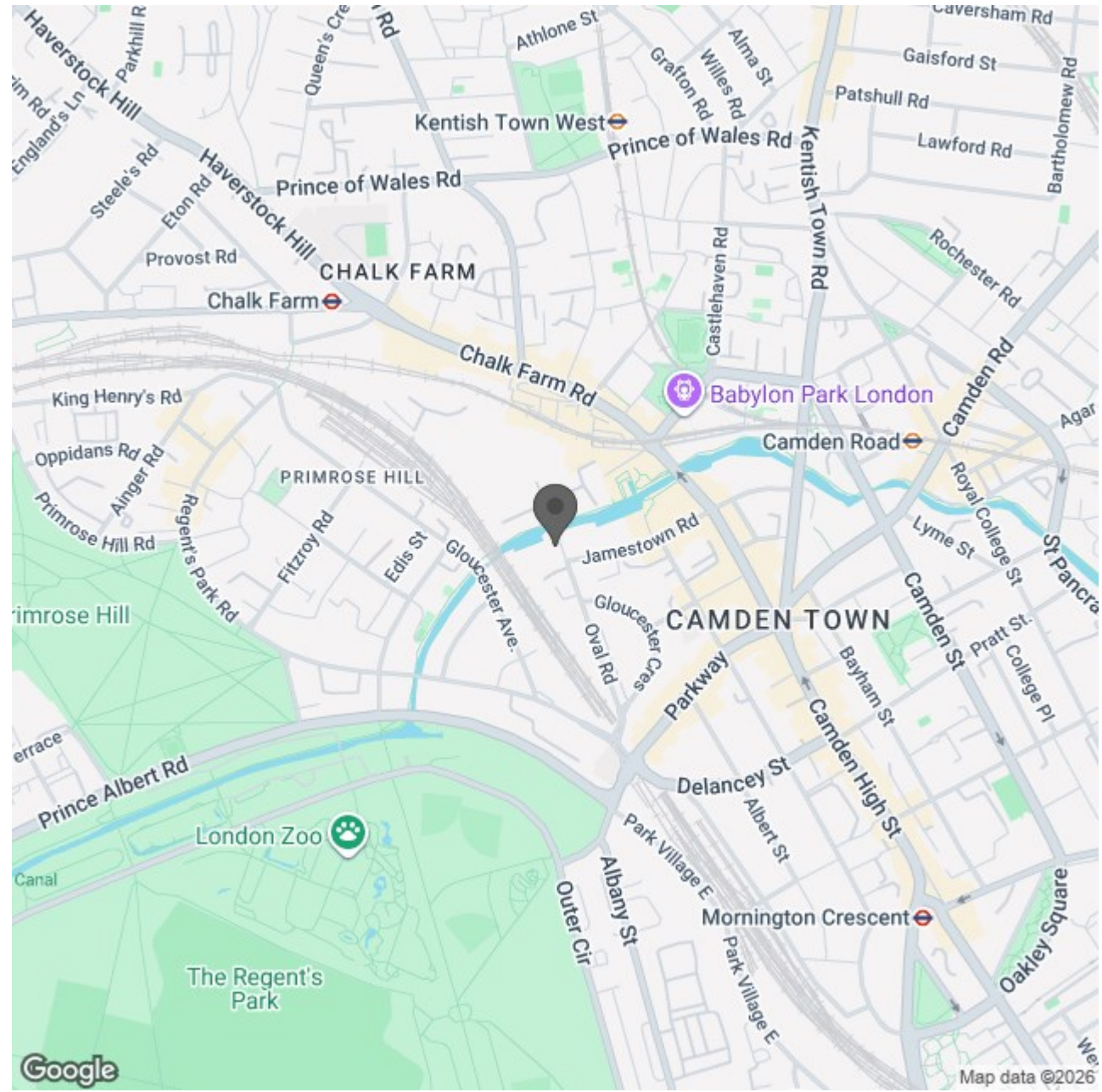
Illustration for identification purposes only,  
measurements are approximate,  
not to scale. (ID394943)

- Bright & Spacious One Bedroom Apt
- Large Bathroom
- Wooden Flooring Throughout
- 24-Hour Porter
- Communal Gardens
- Open-Plan Living/Kitchen
- Private Balcony
- Lovely Aspect
- Gym
- Close to Northern Line



| 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 |                         |           |
| <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) 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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