

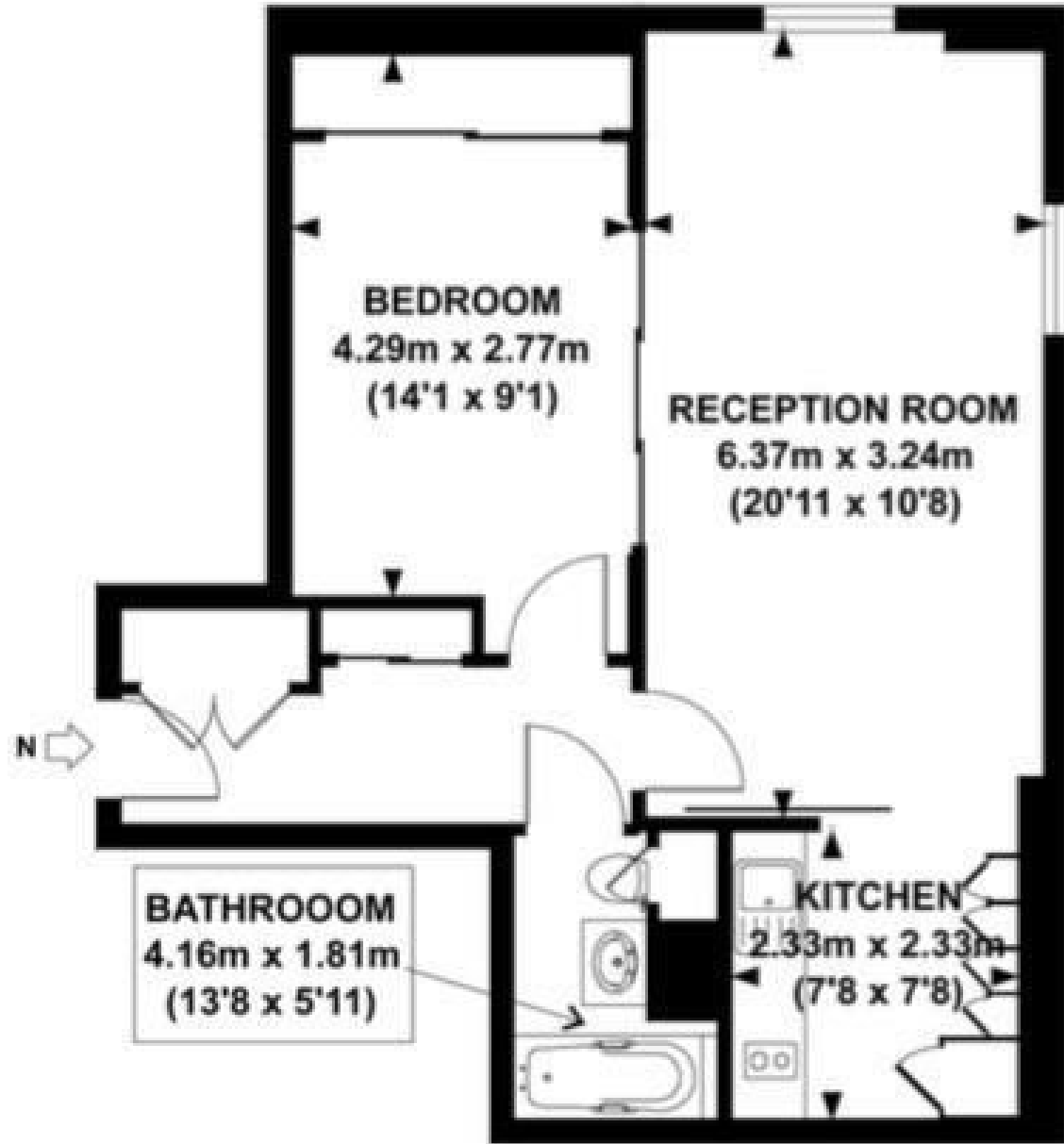


## £2,750 PER MONTH

A large Manhattan-style apartment overlooking the communal terrace at One Osnaburgh Street, Regent's Place. Furnished to a high modern standard, the property offers a fully fitted kitchen with induction hob, a separate bathroom with a shower over bath, and excellent storage throughout.

One Osnaburgh Street provides luxury living next to one of London's most iconic green spaces, Regent's Park. Residents benefit from a first-class concierge service (7am–9pm weekdays, 8am–8pm weekends) and comfort heating and cooling. Forming part of Regent's Place, the building was developed in partnership with British Land and The Crown Estate.

Ideally located within walking distance of Euston Square, Warren Street, Great Portland Street and Regent's Park Underground stations, with Euston, King's Cross and Marylebone stations also around 10–15 minutes away.



**APPROX. GROSS INTERNAL AREA 546 sq.ft / 51 sq.m**

- Large Manhattan Style Apartment
- Excellent Storage
- Comfort Cooling
- Fully Fitted Kitchen
- Camden Council Tax Band
- Open-Plan
- Underfloor Heating
- Washer Dryer
- Under Full Management
- EPC Rating B

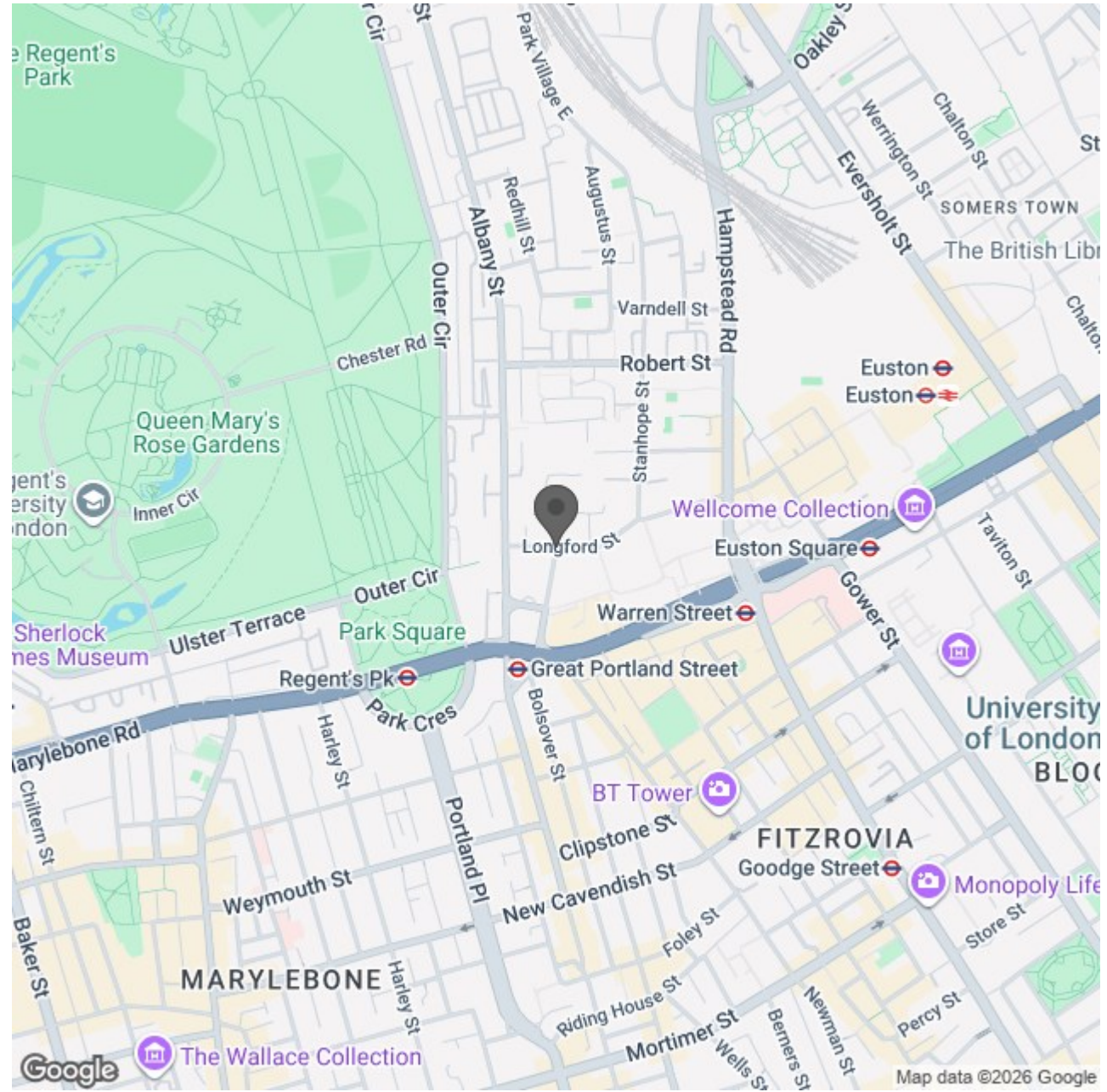


#### Energy Efficiency Rating

	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.