



1 89B REGENTS PARK ROAD LONDON, NW1 8UY

£2,400 PCM

Hemmingfords are pleased to bring to market this recently renovated one bedroom apartment in the heart of Primrose Hill Village. Comprising of a large reception room with high loft ceilings, fitted kitchen, a spacious mezzanine bedroom and en-suite bathroom with wooden flooring throughout. The property has wonderfully high ceilings and large windows allowing for plenty of natural daylight.

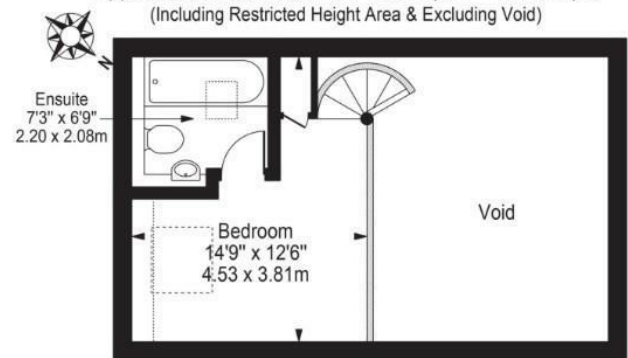
Just a short walk away from two of London's most sort after open spaces, Primrose Hill and Regents Park; the property is exceptionally well situated. Kentish Town, Chalk Farm, Camden, St John's Wood & Belsize Park are all on your doorstep with an array of shops, restaurants and bars to choose from nearby.

Available now on a unfurnished basis.

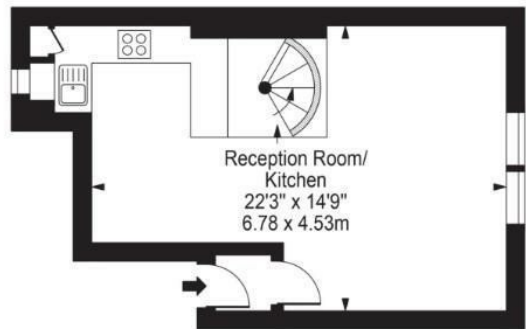
Hemmingfords

Regent's Park Road, NW1 8UY

Approx. Gross Internal Area 505 Sq Ft - 46.91 Sq M
(Including Restricted Height Area & Excluding Void)



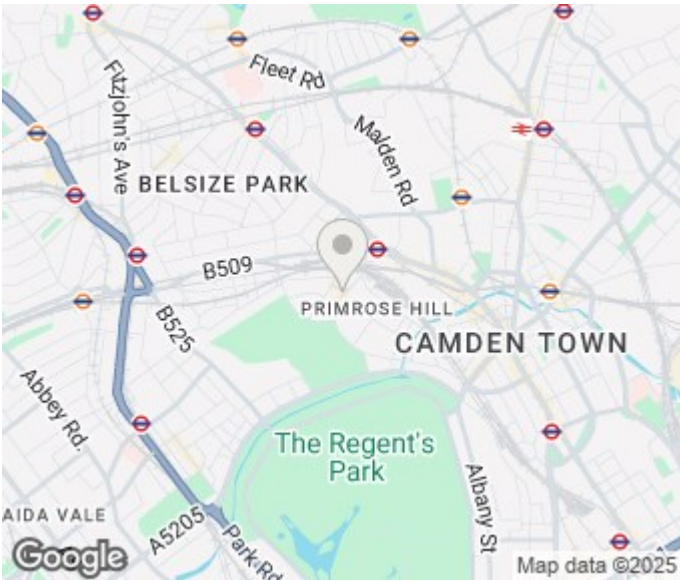
Second Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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