



# Lock House

Oval Road, NW1

Guide Price £1,750,000

A wonderful three bedroom, three bathroom penthouse apartment situated on the seventh floor of this secure modern development. The property comprises a spacious open plan kitchen, dining and reception room, three bedrooms and three bathrooms. Further benefits include floor to ceiling windows offering an abundance of natural light, two balconies, a private parking space, lift and a porter.





# Lock House

## Oval Road, NW1

- Penthouse Apartment
- Two Balconies
- Floor To Ceiling Windows
- Three Double Bedrooms
- Three Bathrooms





The property is perfectly positioned for all the amenities located in the area and open green spaces of Primrose Hill and Regents Park, alongside an array of quality independent shops, cafes, restaurants and bars in Camden Town. Camden Town Station (Northern Line) is 0.3 miles, Camden Road Station (London Overground Line) is 0.5 miles.

**Tenure:** Leasehold with 138 years remaining

**Service Charge:** £11,600 per annum

**Ground Rent:** £976 per annum

**Local Authority:** London Borough Of Camden

**Council Tax Band:** H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (94-100)		
<b>B</b> (81-93)	83	83
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

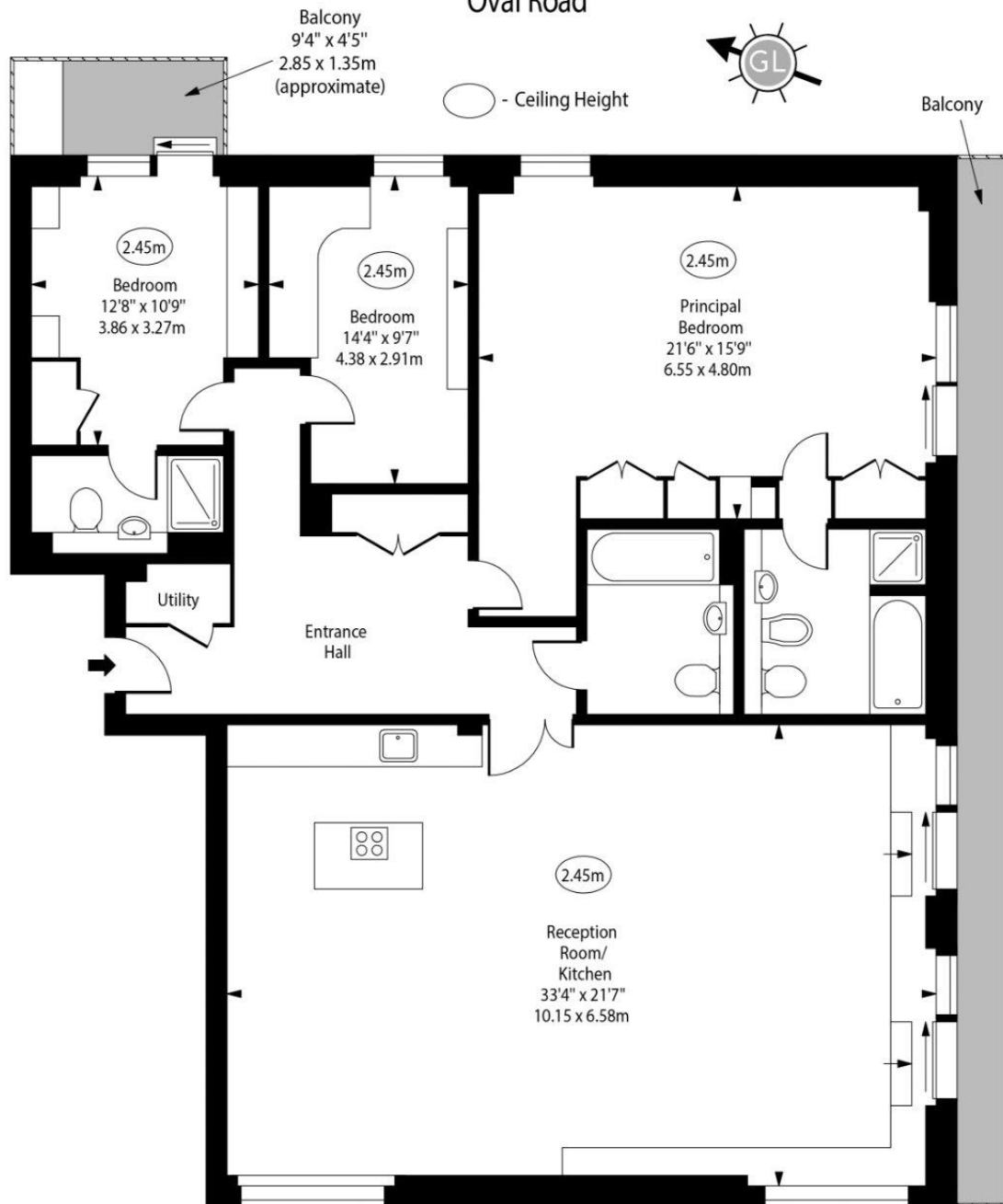
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# Lock House, Oval Road



## Seventh Floor

Gross Internal Area - 1740 Sq Ft - 161.65 Sq M

Approx Gross Internal Area      1740 Sq Ft - 161.65 Sq M

For Illustration Purposes Only - Not To Scale

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