



# Gloucester Avenue

Primrose Hill, NW1

£5,475 per month  
(£1,263.46 per week)

This stunning three double bedroom apartment is situated on the top two floors within this impressive warehouse conversion. The property comprises; spacious reception room, terrace, separate kitchen, three bedrooms and three bathrooms.



# Gloucester Avenue

Primrose Hill, NW1

- Three bedrooms
- Beautiful terrace
- Air-Conditioning.
- Near Primrose Hill and Regents Park.
- Spacious accommodation throughout



This stunning three double bedroom apartment is situated on the top two floors within this impressive warehouse conversion. The property comprises; spacious reception room, separate kitchen, three bedrooms and three bathrooms.

This impressive apartment further benefits; wooden flooring, large windows offering an abundance of natural light, air-conditioning, terrace, bike storage, good storage and spacious accommodation throughout. The property is offered unfurnished and available in August.

Gloucester Avenue is ideally situated within the highly sought after

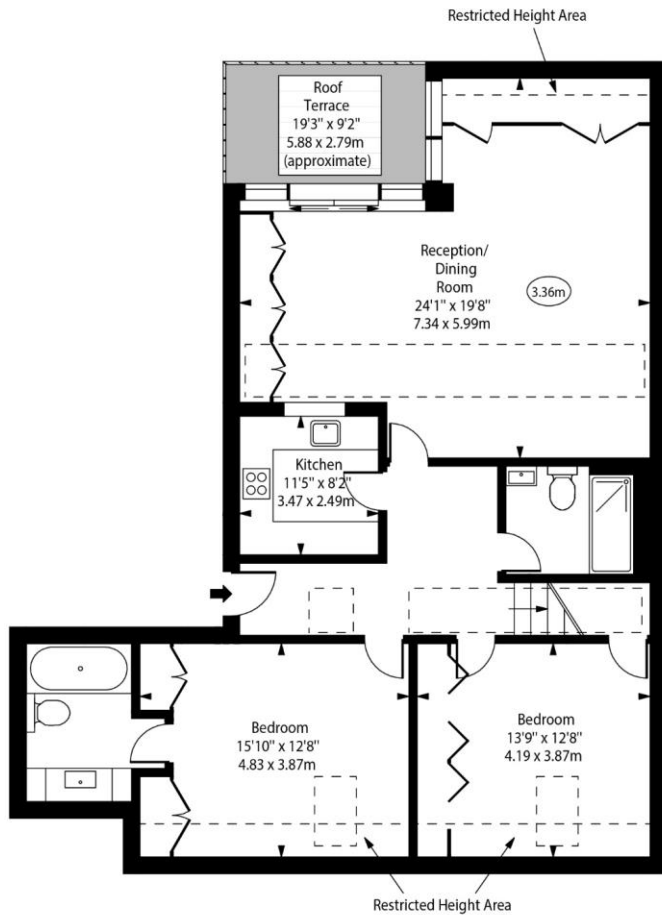
**Minimum Term:** 12 months  
**Deposit Required:** £7,580.77  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** G  
**EPC Rating:** C  
**Part Furnished, Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

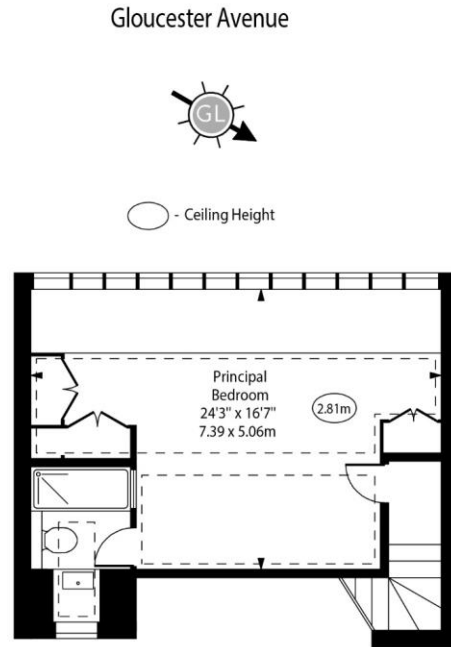
### Chestertons Camden & Primrose Hill Lettings

99-101 Parkway  
 London  
 NW1 7PP  
 camden@chestertons.co.uk  
 02072673574  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees



First Floor  
Gross Internal Area - 1163 Sq Ft - 108.04 Sq M



Second Floor  
Gross Internal Area - 431 Sq Ft - 40.03 Sq M

Approx Gross Internal Area 1522 Sq Ft - 141.39 Sq M  
Approx. Floor Area Including Restricted Heights 1594 Sq Ft - 148.08 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023341MS

