

REGENTS PARK ROAD, PRIMROSE HILL, NW1

Red.

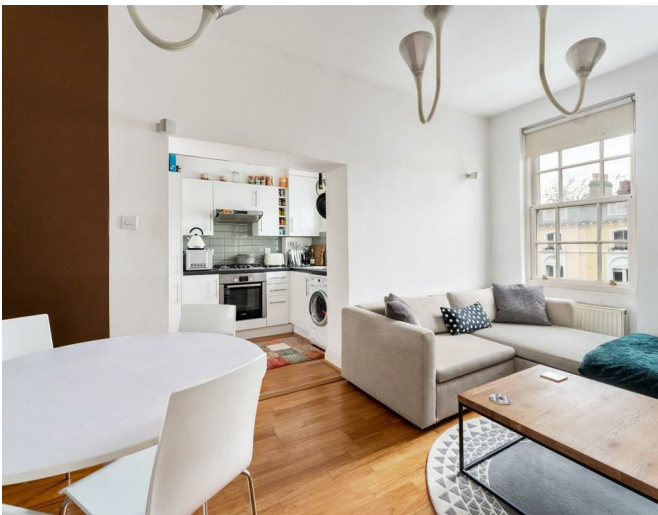


**£2,200 PER MONTH**

This idyllic one-bedroom Victorian flat is located a stone's throw from Primrose Hill and the village. The property benefits from a recently refurbished kitchen, semi-open plan living, a spacious double bedroom with large built-in wardrobes, and an en-suite bathroom.

Conveniently situated minutes away from the beautiful surrounding areas of Primrose Hill, Regents Park and Regents Canal. It is within walking distance to both Camden Town and Chalk Farm tube stations, as well as 24-hour bus routes, ensuring excellent transport links.





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 408 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 408 SQ FT / 38 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Superb Village Location
- 300M to Regent Park
- Large Double Bedroom
- Recently Renovated Kitchen
- Wooden Flooring Throughout
- 120M to Primrose Hill
- Idyllic Victorian Terrace
- Excellent Built-In Wardrobes
- Gas Central Heating

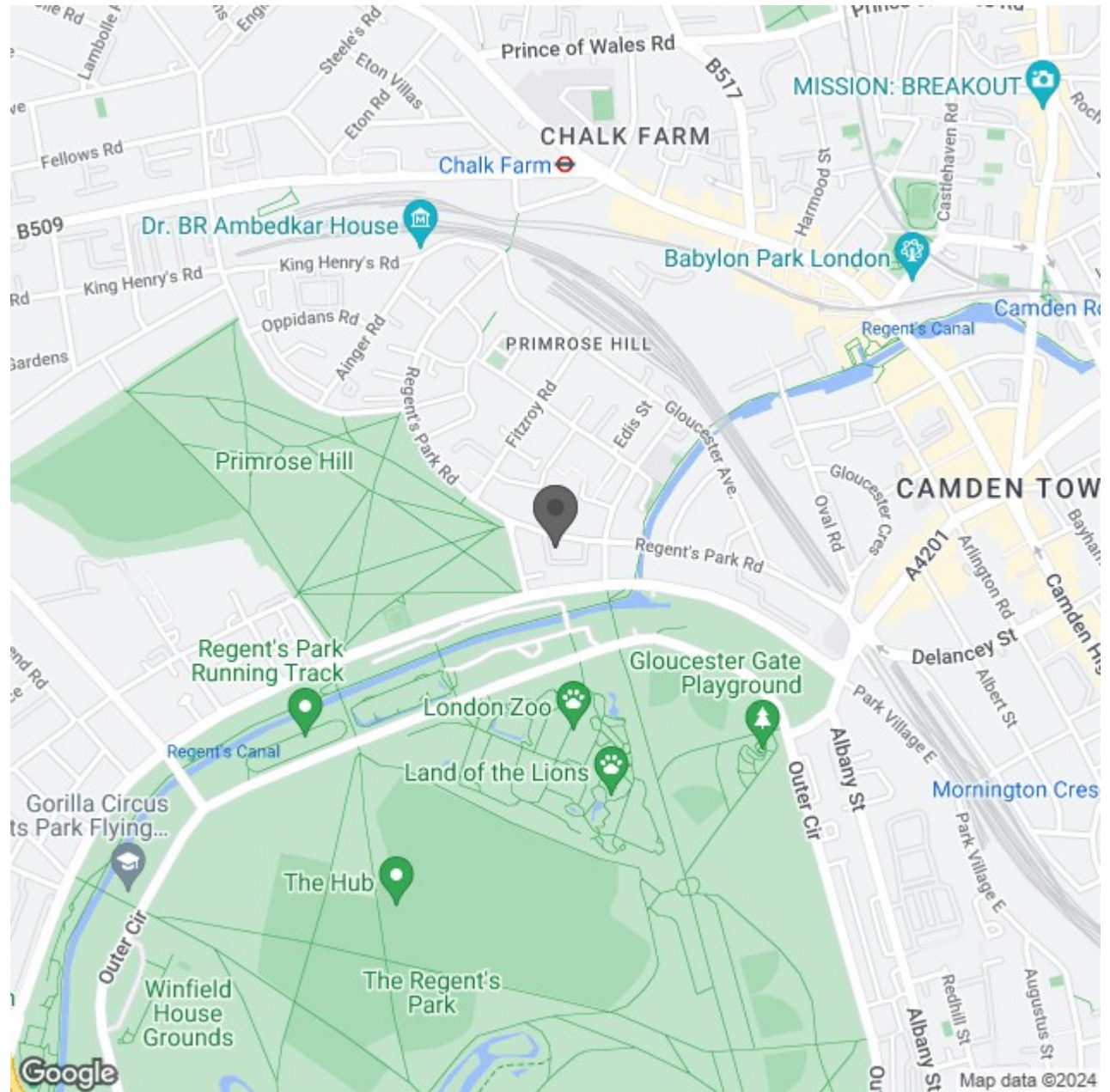


### Energy Efficiency Rating

	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		
	74	81
<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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