

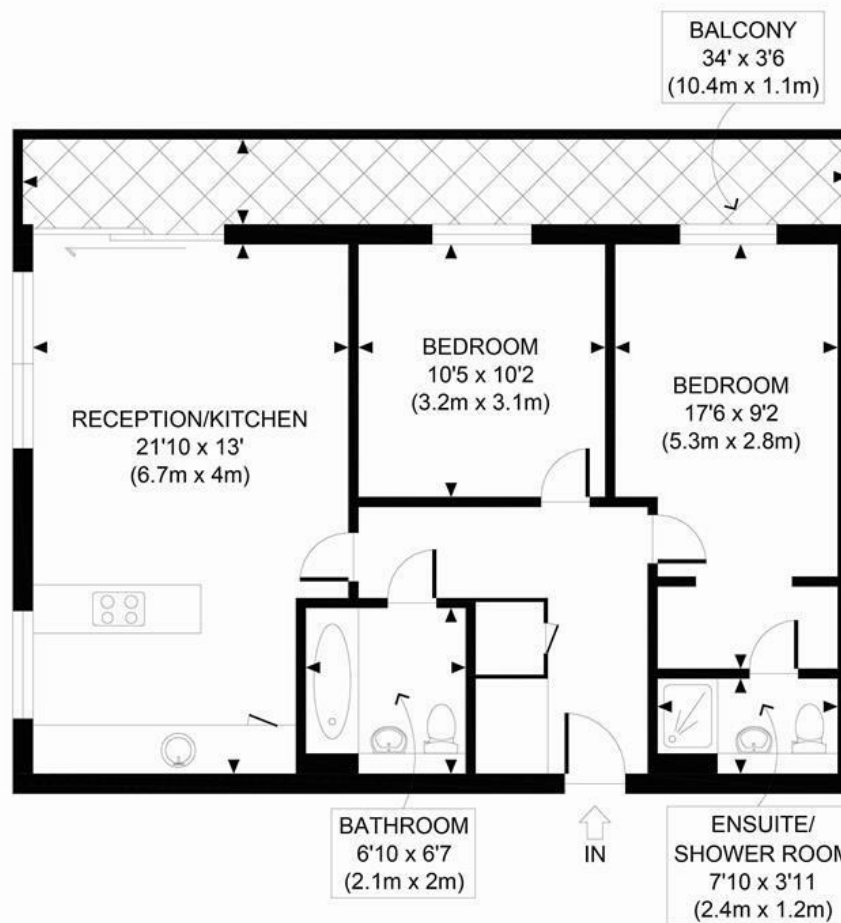


## £2,900 PER MONTH

This superb apartment features two bright double bedrooms with wooden flooring, is unfurnished, and has been recently redecorated throughout. A long balcony overlooking the picturesque Regents Canal offers excellent outdoor space.

Located on a quiet street, The Lock House is just minutes from Camden Town Underground Station, providing easy access to Tottenham Court Road (7 minutes) and King's Cross St Pancras (5 minutes) via the Northern Line. Regents Park and Primrose Hill are also within a short walk. The building benefits from a 24-hour concierge, a resident's gym, and inclusive heating and hot water bills. An allocated secure parking space is available subject to separate negotiation.





GROSS INTERNAL  
FLOOR AREA 724 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT / 67 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

- Two Double Bedrooms
- Private Balcony Overlooking the Regents Canal
- Modern Communal Heating & Hot Water System
- 24 hour Porter
- Communal Gardens and Secure Bike Storage
- Two Bathroom (One En Suite)
- Bright South West Aspect
- Hard Wood Flooring
- Resident Gym
- EPC Rating B88



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		86	86
(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			
England & Wales		EU Directive 2002/91/EC	

