

HUNTERS[®]

HERE TO GET *you* THERE



College Place

London, NW1 0DJ

£3,600 Per Month



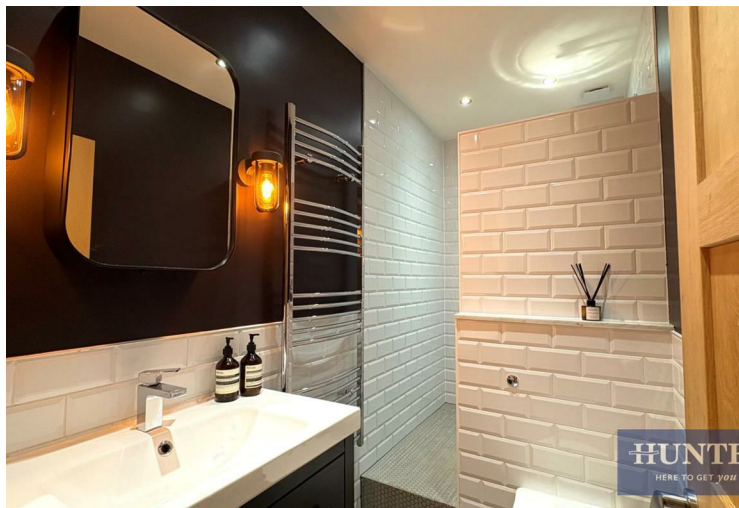
Hunters Camden & Kentish Town are proud to present this beautifully presented, fully furnished two-bedroom apartment, offered to let in the heart of Camden.

The property offers a generous open-plan living and kitchen area, two well-proportioned double bedrooms — one of which is currently configured as a home office — a contemporary shower wet room, and the added benefit of a private rear garden. Thoughtfully designed throughout, the apartment features tailored side storage, shelving units and wardrobes, with stylish décor that creates a warm and welcoming feel from the moment you step inside.

Ideally positioned on a quiet, tree-lined residential road, the property enjoys superb local amenities within easy reach, including an eclectic mix of restaurants, bars, and independent shops, as well as supermarkets, green open spaces, Regent's Park, London Zoo, and the picturesque Regent's Canal — all on the doorstep.

Transport connections are excellent, with both Camden Town Underground station and Camden Road Overground station nearby, complemented by extensive bus routes providing swift and convenient access across





Energy Efficiency Graph

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		
England & Wales	74	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Camden Road, Camden, NW1 9EA

Tel: 020 7916 0313 Email: camden.lettings@hunters.com <https://www.hunters.com>

