

35 OVAL ROAD, CAMDEN, NW1

Red.



£2,800 PER MONTH

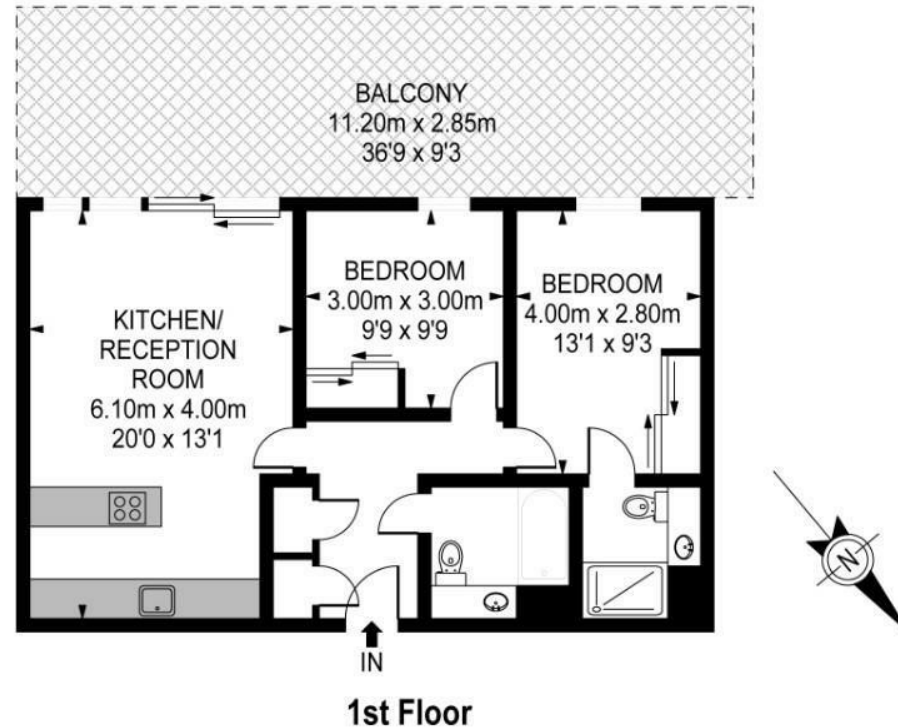
A well-proportioned two-bedroom, two-bathroom apartment on the first floor of Lock House, a popular development with 24-hour concierge, located near the heart of Camden Town and within easy reach of Primrose Hill and Regent's Park.

The property features two double bedrooms, two bathrooms (one en-suite), a bright open-plan kitchen and living area, and a large terrace with direct access to the communal gardens. Additional benefits include a residents' gym, secure entry phone system, and well-maintained communal areas. Heating and hot water are included in the rent.

Lock House on Oval Road is ideally located for Camden Town Underground and Camden Road Overground stations, with excellent bus links including the 274 and C2. Regent's Park and Primrose Hill are just a five-minute walk away, and the surrounding area offers a wide selection of schools, supermarkets, cafés, restaurants, gastropubs and bars.



Lock House



APPROX GROSS INTERNAL FLOOR AREA 676 SQ FT - 62.84 SQ M

APPROX GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 1025 SQ FT - 95.32 SQ M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

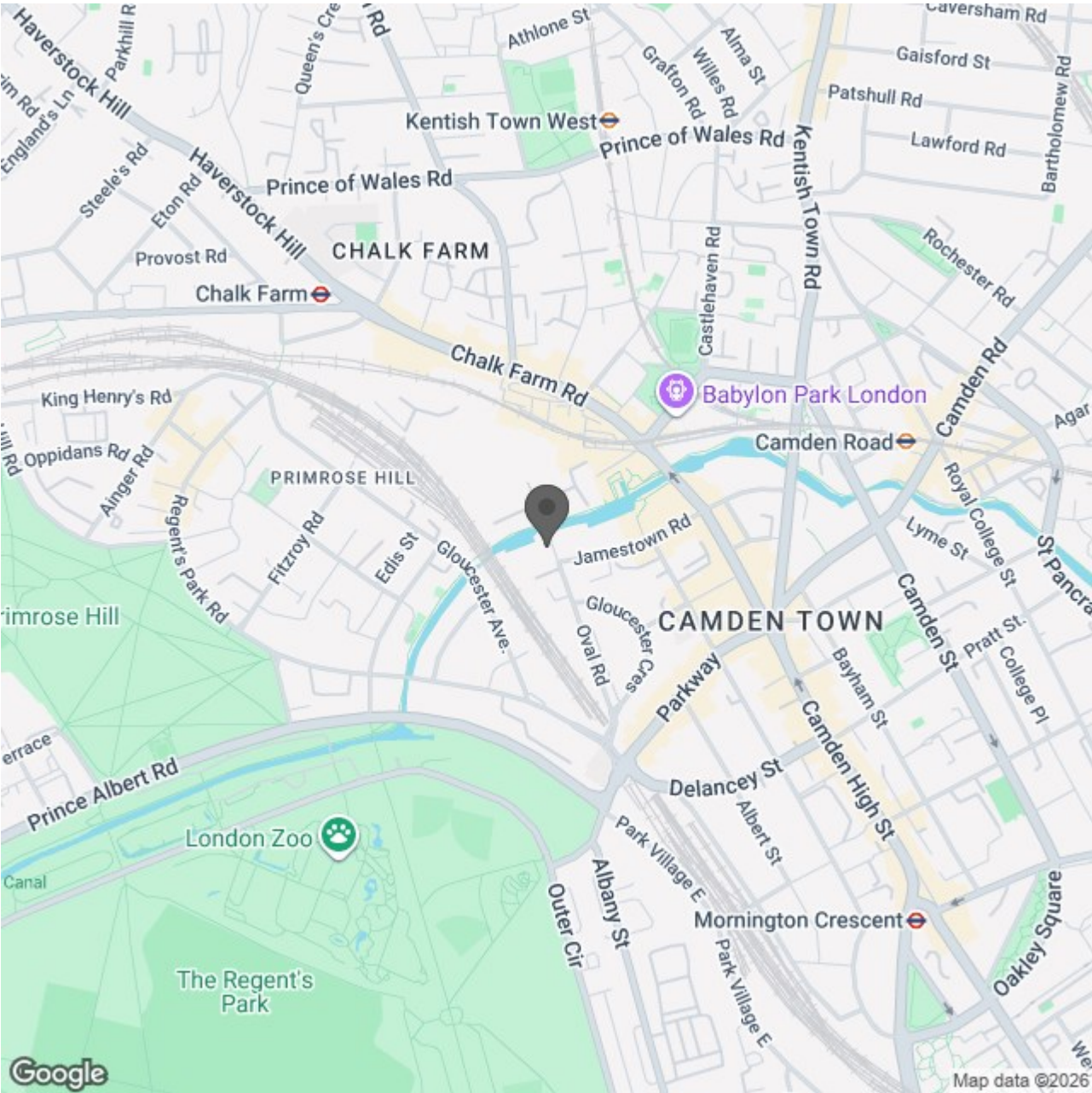
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Photography and Floor Plan

- Two double bedrooms, two bathrooms
- Large terrace
- 24-hour concierge
- Communal garden
- Excellent transport links
- Wooden flooring throughout
- Heating and hot water inc
- Residents gym
- Secure entry phone
- Short walk to Regent's Park and Primrose Hill



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	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	



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