



ENGLEFIELD  
CLARENCE GARDENS  
REGENTS PARK ESTATE  
NW1 3LN

**PRICE: £2,250 PCM**

FURNISHED

We are delighted to offer this 2 bedroom flat in this fabulous location only a short walk to Regents Park.

The apartment benefits from a stylish interior with wooden floors, a fitted modern kitchen, bathroom suite, and 2 good sized bedroom

Regents Park, Great Portland Street, Warren Street & Euston Sq Tubes Stations are all within a short walking distance.

Now Furnished

\* VIDEO TOUR AVAILABLE \* (please note flat has now been furnished)

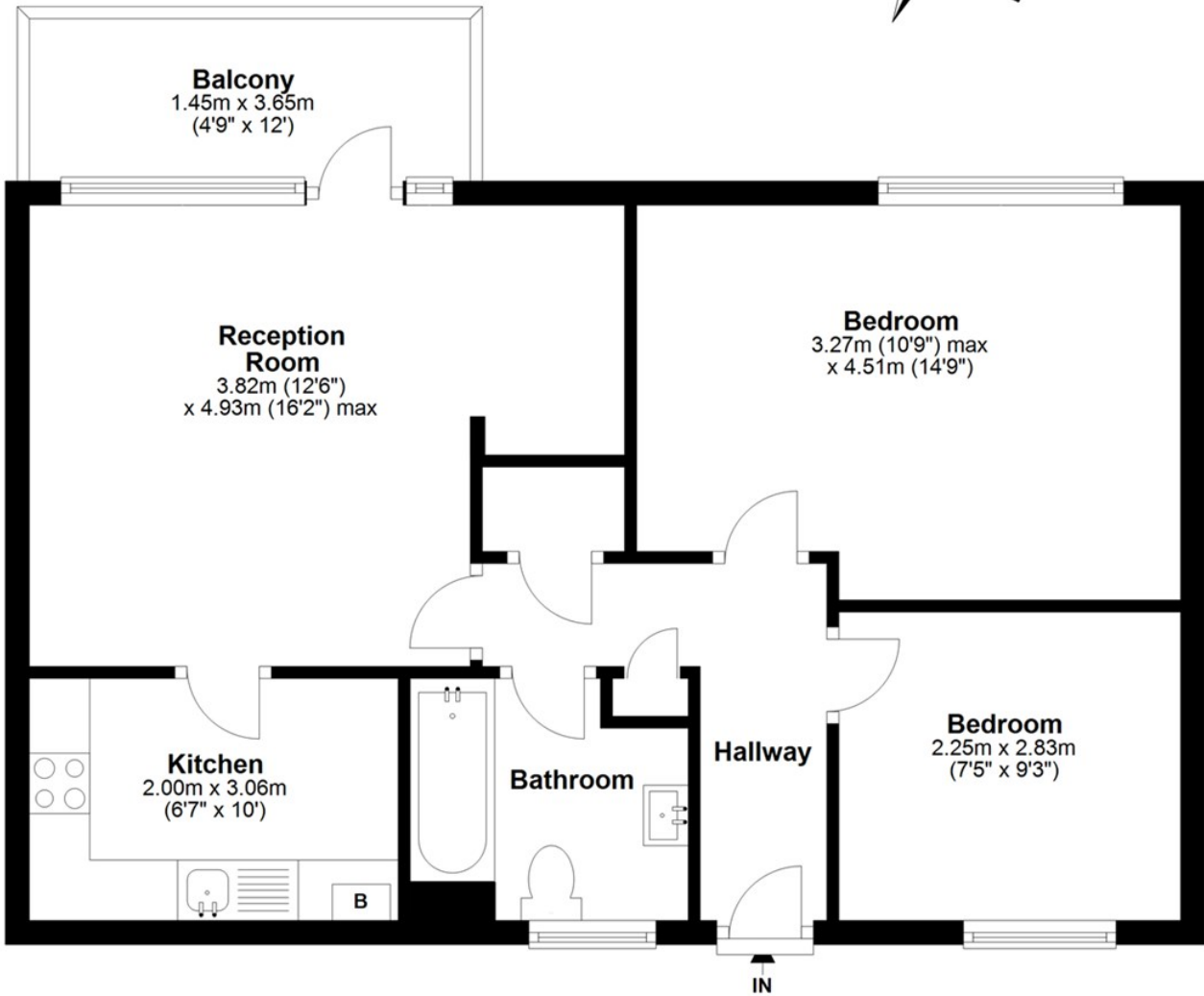
Must be seen



## FEATURES:

- Brand New - Refurbished
- Spacious
- 2 Bedroom
- Amazing Location
- Furnish or unfurnished

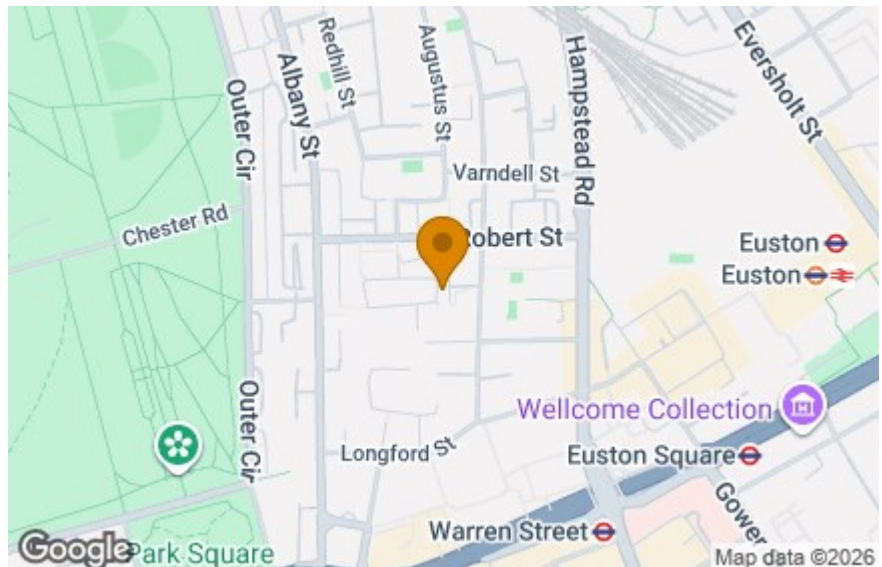
# Ground Floor



Total area: approx. 55.6 sq. metres (598.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(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			
(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	



### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates