

35 OVAL ROAD, NW1

Red.



£2,250 PER MONTH

A modern one-bedroom apartment located beside Regent's Canal in Camden Town. The property offers a bright open-plan living area, a generous double bedroom, a spacious bathroom and a private balcony with views towards Primrose Hill.

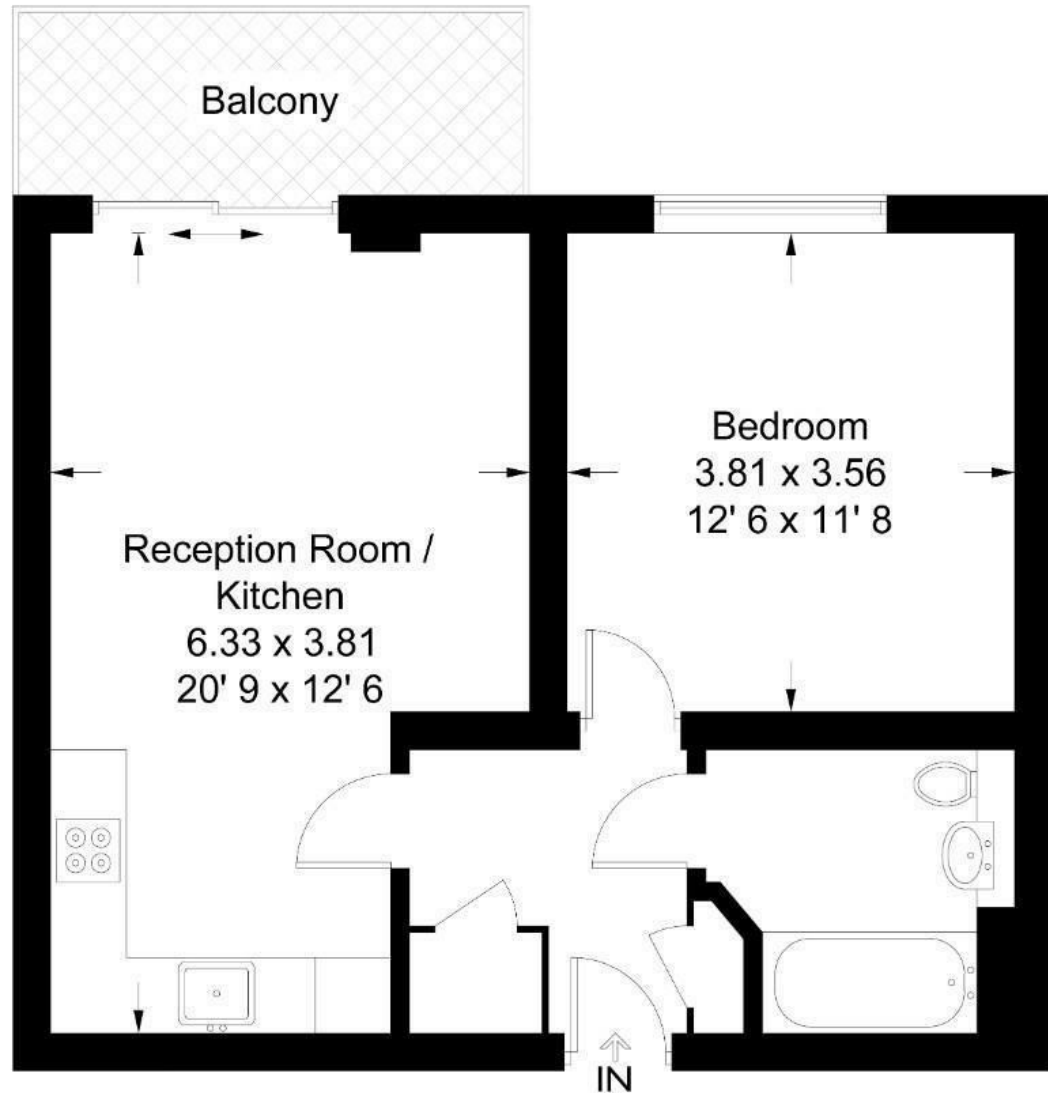
The kitchen is fitted with a full-size fridge freezer, slimline dishwasher, fan oven and electric hob.

Residents benefit from a gym, secure cycle storage and a 24-hour concierge. The property is well placed for Camden Town Underground, Camden Road Overground and a number of well-connected bus routes. Regent's Park and Primrose Hill are both within easy walking distance, with a wide range of supermarkets, cafés, restaurants and bars nearby.



Lock House

Approximate Gross Internal Area = 518 sq ft / 48.1 sq m



Fifth Floor

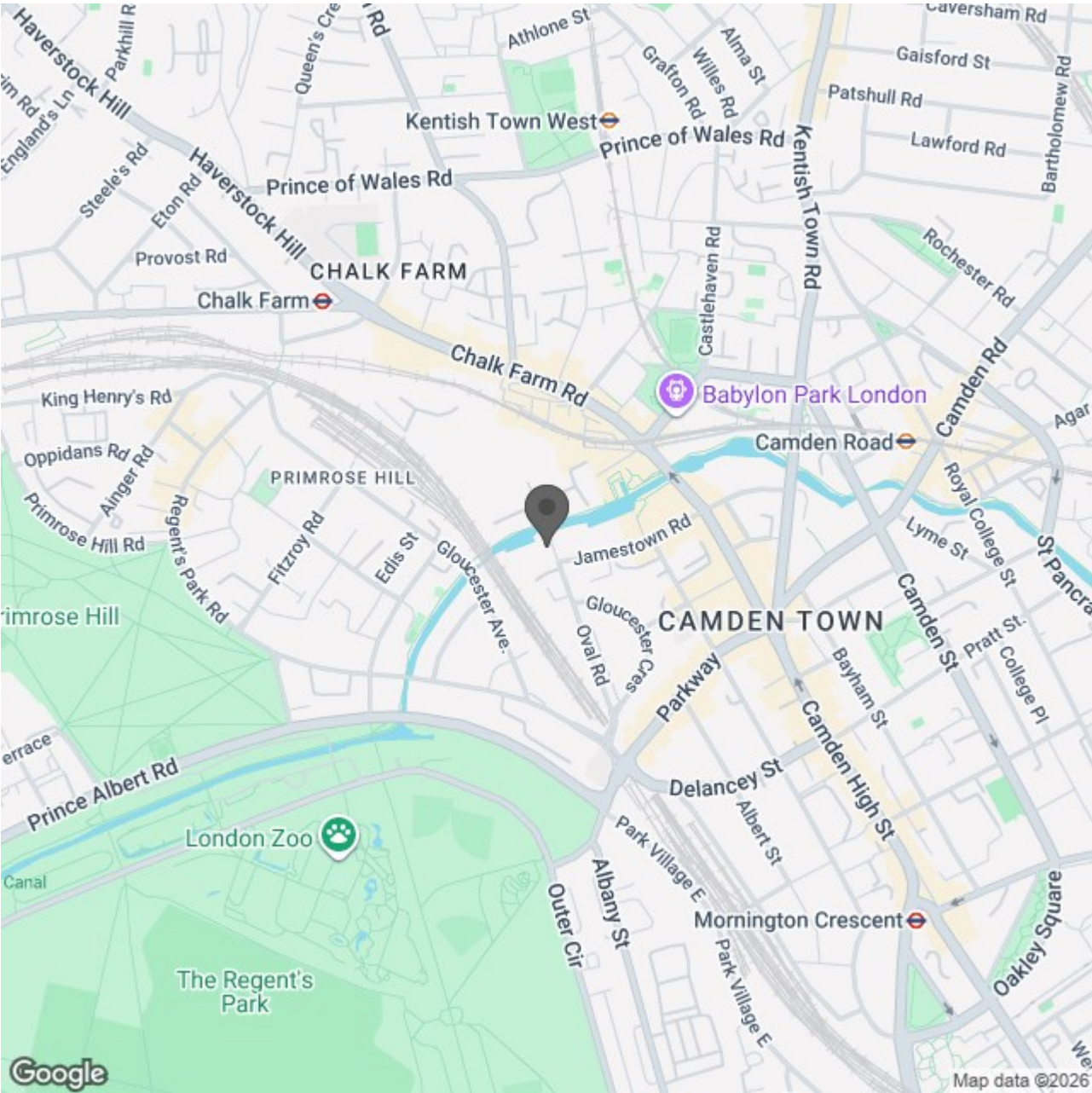
Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

- One Bedroom Apartment
- Large Bathroom
- South West Facing
- 24-Hour Porter
- Residents Gym
- Open-Plan
- Private Balcony
- Furnished
- Secure Entry-Phone System
- Communal Gardens



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	



Red.