



Oval Road, London, NW1 7BJ

Asking Price: £750,000 Leasehold

Two bedroom first floor apartment

A beautifully presented 2 bedroom/2 bathroom apartment arranged on the first floor of a popular, modern block.

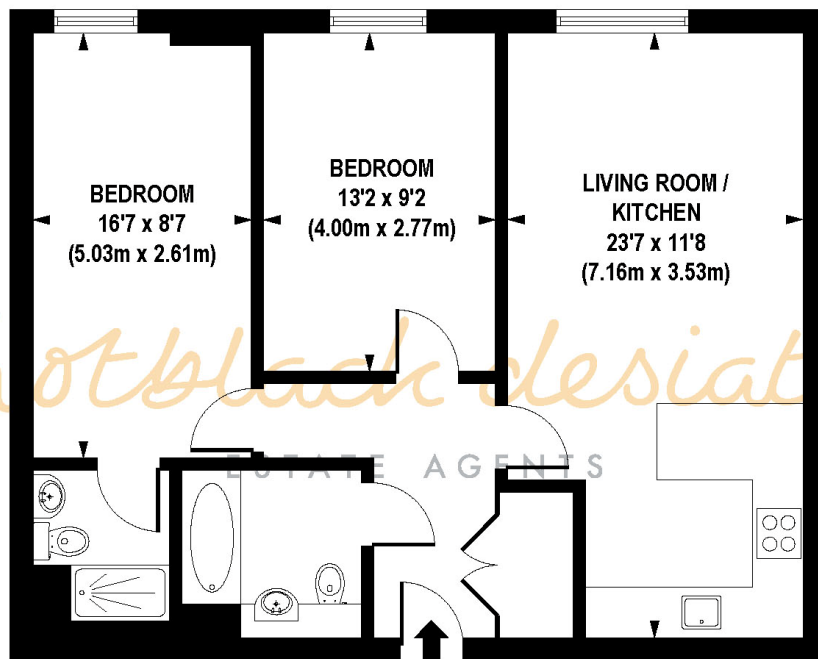
- Leasehold 138 years, service charge £7000pa inc. heating, hot water and 24hr concierge. Ground rent £500pa
- Open plan living/ kitchen/ dining area. Oak flooring with underfloor heating
- Fantastic location near Regents Park, Regents Canal and Primrose Hill, short walk to Camden Town tube



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A beautifully presented 2 bedroom/2 bathroom apartment arranged on the first floor a popular, modern block. Lock House is only a stone's throw from the Regents Canal towpath and which is only a few minutes' walk from Primrose Hill and Regent's Park. Camden Town tube station, Camden Markets and Lock are also close by.





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 710 sq. ft / 65.94 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the 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 are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	