



Oval Road, London, NW1 7EA

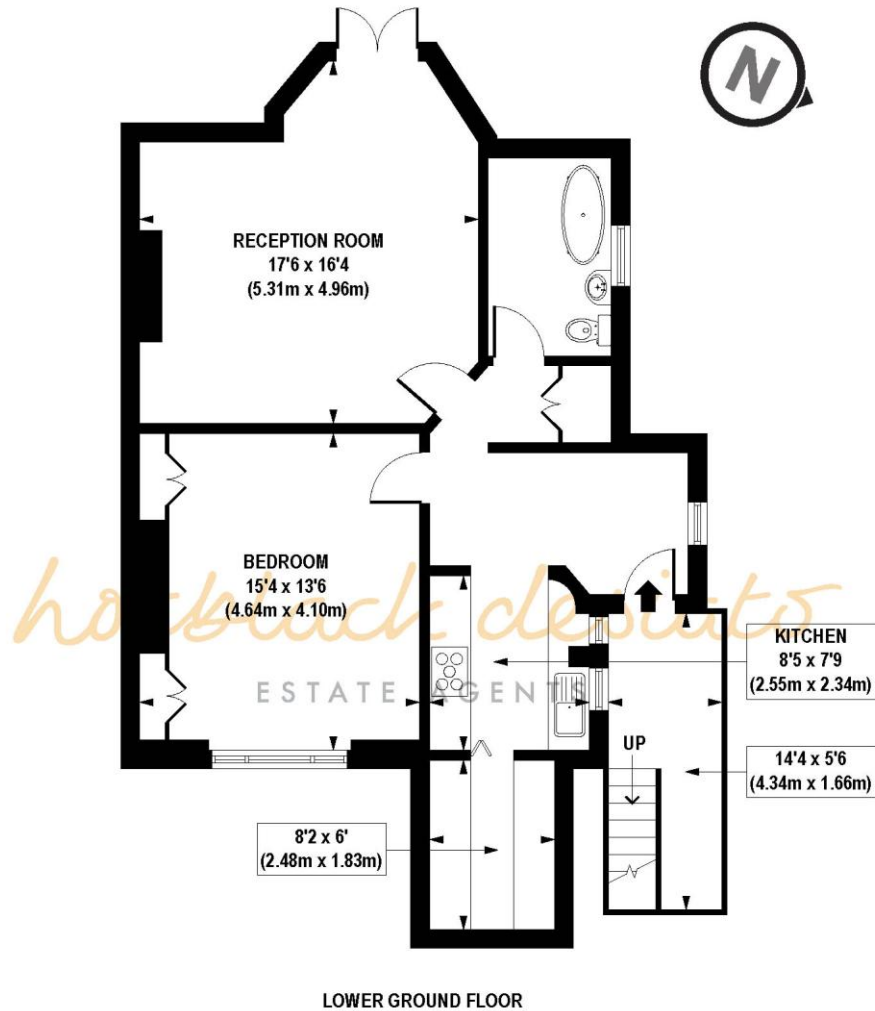
Asking Price: £575,000 Leasehold

Double Bedroom | Living Room | Bathroom | Shared Garden

A fantastic opportunity to acquire this spacious (750 sq ft / 70 sq mtrs) garden flat conveniently located for Primrose Hill and Regents Park and within a few short tube or bus stops of The City and West End. All that Camden and Primrose Hill has to offer is on the doorstep although Oval Road is located away from the Camden crowds. The flat provides direct access to the large communal garden and qualifies for a resident parking permit from LB Camden.

- Leasehold 86 years 7 months
- Large, Shared Garden
- 1 Bedroom
- Service Charge £876 pa
- 1 Living Room
- Gound Rent £10pa
- 1 Bathroom
- Council Tax – Band D





APPROX. GROSS INTERNAL FLOOR AREA 756 sq. ft / 70.25 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 RICS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

