



Oval Road, London, NW1 7EA

Asking Price: £630,000 Leasehold

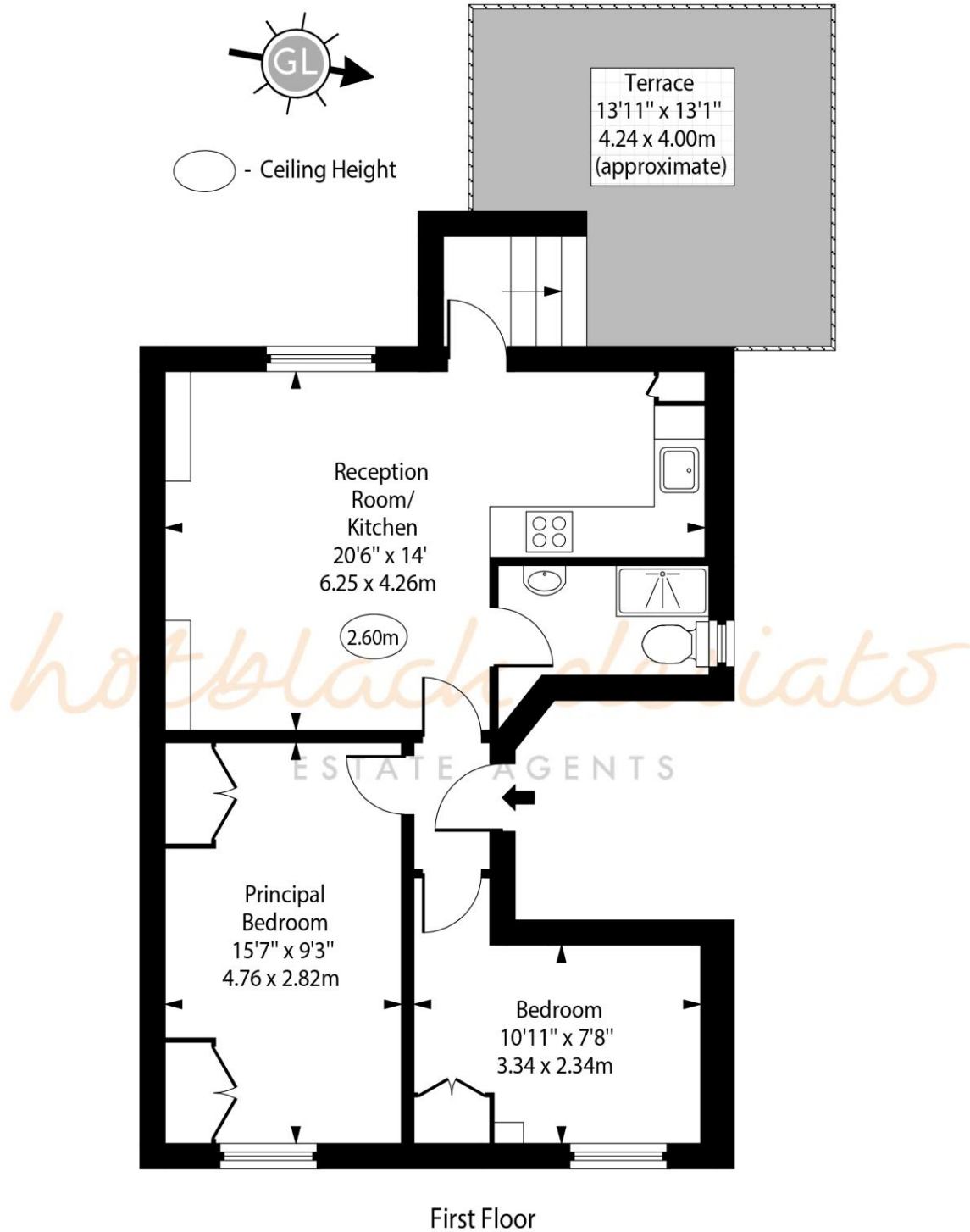
2 Bedrooms | Open Plan Living Room and Kitchen| Modern Bathroom

A bright and beautifully presented 2-bedroom flat arranged on the first floor of a converted, semi-detached Victorian house. The flat was recently refurbished and features a contemporary interior which features superb, bespoke storage space. There is also a large roof terrace and bike storage. Camden tube station is only a few minutes' walk away. Primrose Hill and Regents Park are also close by.

- First Floor
- 2 Bedrooms
- Roof Terrace
- Oak Flooring
- Close to Parks and Tube
- Superb, Bespoke Storage
- Bike Storage Space
- 179 Year Lease
- Service Charge - £1500 PA
- EPC – C
- Council Tax – Band E



Oval Road, NW1



Approx Gross Internal Area

544 Sq Ft - 50.54 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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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.

The Insider's Guide (The Perspective from The Owner)

The location is unbeatable. Sandwiched between Camden Market, Regents Park and Primrose, you get every type of choice depending on what your interests are and how you'd like to spend your days. The terrace has been one of the greatest luxuries of living here. It is so rare to have this kind of outside space in London. Our favourite thing to do on a sunny day is get the BBQ out and relax in the sunshine. It is surprisingly green and leafy, that you almost forget you are in central London! We love having the terrace door open when cooking, so we can enjoy the summer breeze. That, with the sunlight through the living room window, makes the whole flat light up.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

