



## A superb 2 bedroom flat with a patio terrace overlooking the canal

**Oval Road, Camden, London, NW1**

Guide Price £1,000,000 Leasehold (985 years remaining)



Landmark canal side warehouse style building

- Canal facing balcony • 24 hour concierge service • Designated parking space • Patio Terrace

### Local Information

The Henson is superbly located in the heart of vibrant Camden Town, whilst at the same time being approximately 0.4 miles away from the fashionable shops and cafes of Primrose Hill and Primrose Hill Park. Camden Town Underground station (Northern Line) is approximately 0.3 miles.

### About this property

A bright, well-proportioned 2 bedroom, 2 bathroom apartment (73 sq m/786 sq ft) situated on the third floor within this landmark canal side warehouse style building. Featuring a high specification finish throughout, the apartment further benefits from a private canal facing balcony, 24 hour concierge service and a designated parking space

\*NB – Photos taken in June 2019

### Tenure

Leasehold (985 years remaining)

### Local Authority

London Borough of Camden

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.

Telephone: +44 (0) 20 3428 2900.





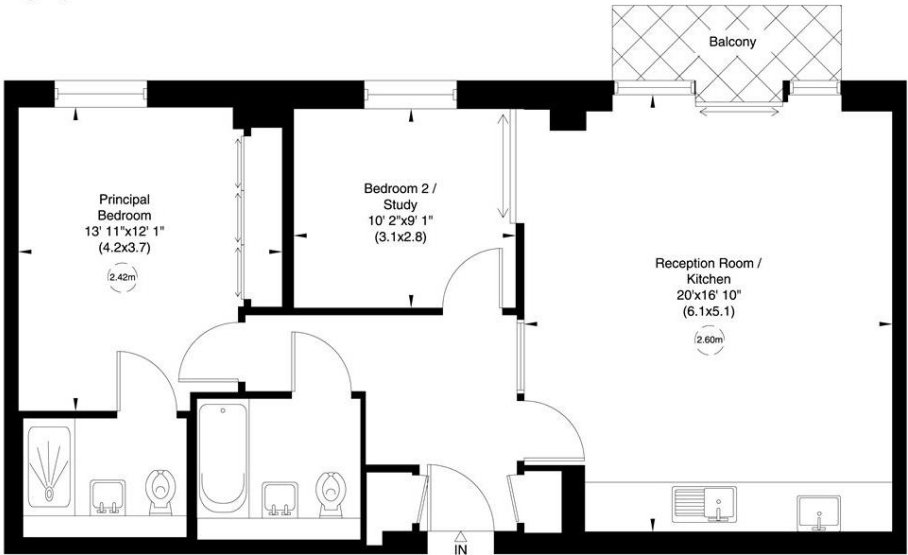
Oval Road, Camden, London, NW1  
Gross Internal Area 786 sq ft, 73 m²

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The Henson Building, NW1


Gross internal area (approx.)  
73 Sq m (786 Sq ft)  
For identification only, Not to Scale

Floor Plan by capitalgroup 020 8671 7722



Third 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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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