



## Beautifully Finished Two Bedroom Apartment Close to Primrose Hill Village

Calvert Street, Primrose Hill, NW1

Available Immediately - £650 per week\* (£2,816.67 pcm)

\*Additional fees may apply

Calvert Street, Primrose Hill, NW1

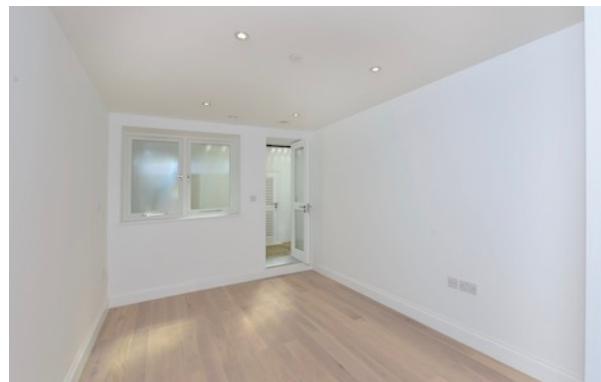
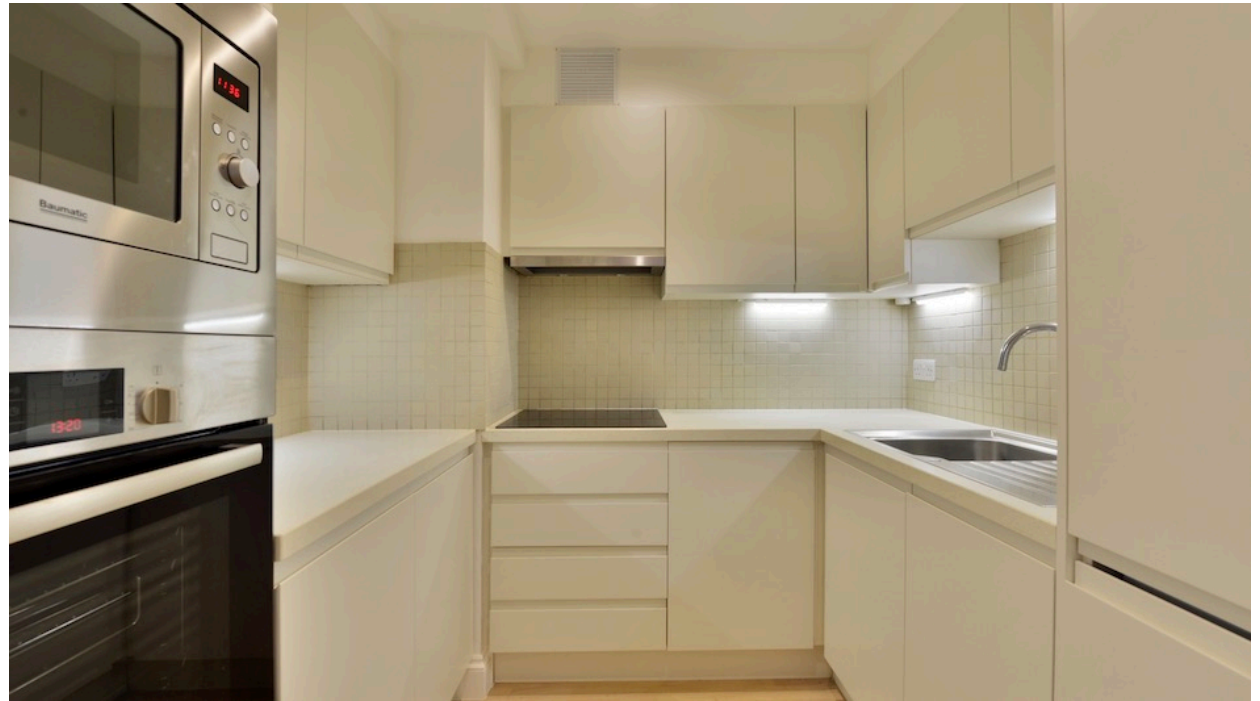
£650 per week\*

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- Reception room
- Fully fitted separate kitchen
- Master bedroom with en suite bathroom
- Second double bedroom
- Family shower room
- Private patio to the front of property
- Off street parking for 1 car
- Excellent storage for bikes, etc
- Mains water/sewerage/electric/gas
- Heat pump

Set in a much sought after location close to Primrose Hill Village, this spacious apartment is arranged on the lower ground floor of an attractive period terraced house. The apartment offers bright and modern living accommodation which has been refurbished throughout and benefits from its own entrance, wood floors throughout, private patio and off street parking for 1 car. This property is ideally situated just minutes from Regents Park and Primrose Hill open spaces, and approximately 10 minutes walk to both Chalk Farm and Camden Town underground stations (Northern Line).

- Available Immediately - Unfurnished
- Camden Council Tax Band: F £2,904.16 PA
- EPC Rating: 78/C
- Approx. Gross Internal Area: 721 Sq Ft
- Security Deposit: £3,250 (5 wks rent)
- Holding Deposit: £650 (1 wks rent)



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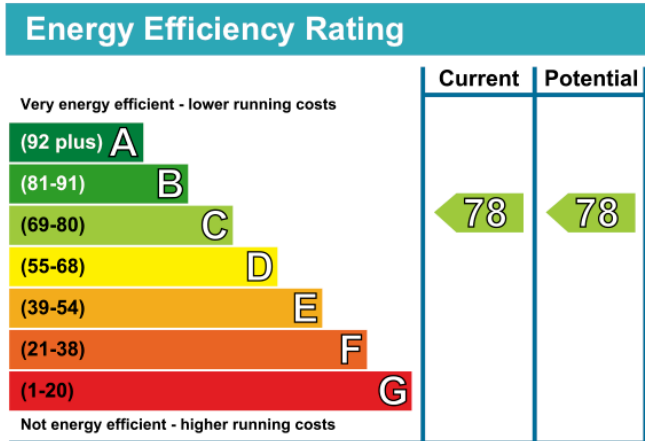
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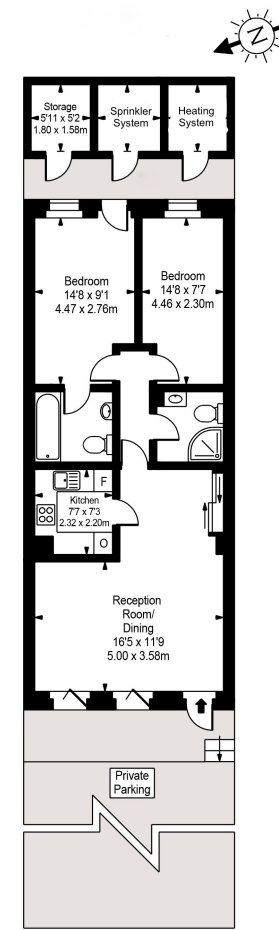
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Approx Gross Internal Area: **721 Sq Ft / 67.02 Sq M**



\* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.



Lower Ground Floor  
Approx Gross Internal Area **721 Sq Ft - 67.02 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate representation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.  
Floor plan by www.bestangle.co.uk

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included