



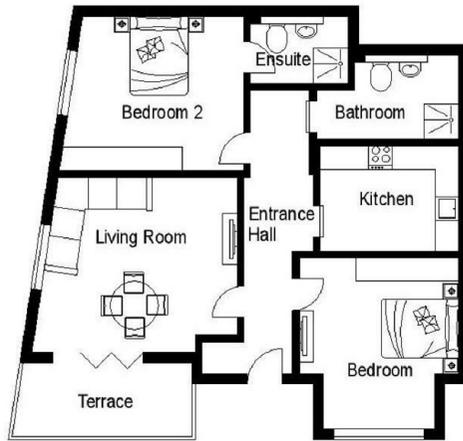
## AGAR GROVE NW1

£2,600 PER MONTH

A two bedroom apartment located on the ground floor of a newly developed purpose built block in the heart of Camden, just moments from Kings Cross. The apartment benefits from a separate kitchen and two shower rooms with one being an ensuite. Comprising of ample storage space and a private front garden.

Viewings highly recommended.

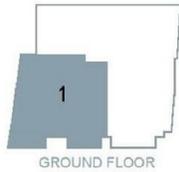
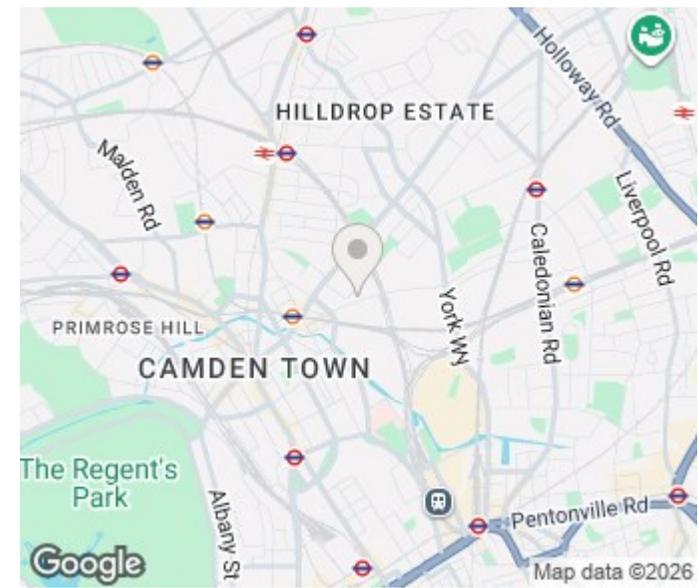
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**Room Dimensions**

- Bedroom 12'3" x 11'6" / 3.73 x 3.51m
- Bedroom2 13'3" x 11' / 4.04 x 3.35m
- Kitchen 10' x 7'6" / 3.05 x 2.29m
- Living Room 14'6" x 12'6" / 4.42 x 3.81m

Total  
735 Sq Ft / 68.28 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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