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**ULTRA ESTATES**  
Sales, Lettings, Management

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## **1 LATITUDE HOUSE, OVAL ROAD, LONDON, NW1**

**£875 pw / £3,792 pm Subject To**



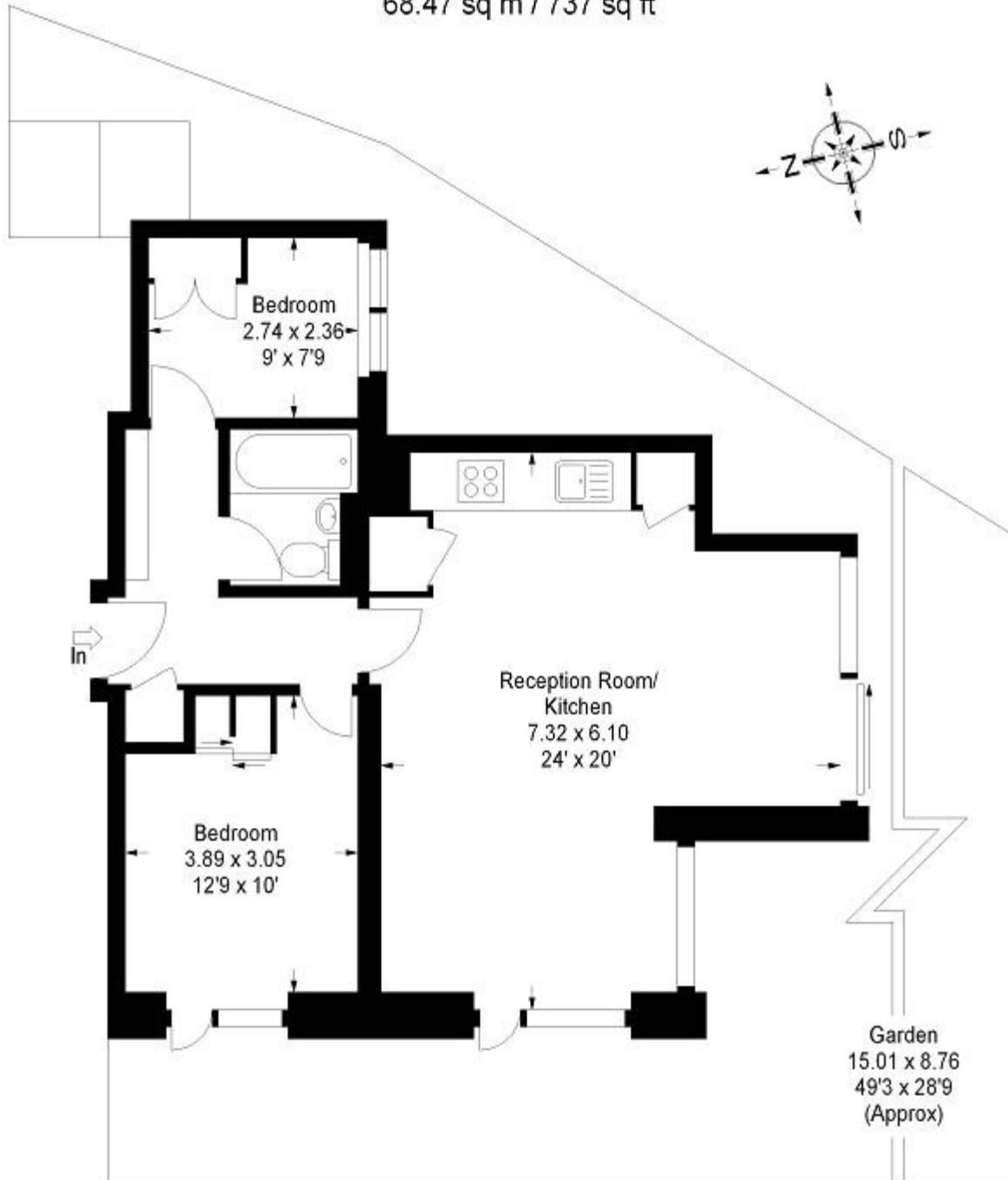
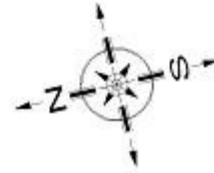
Contemporary 2 bed 2 bath apartment set within the award winning purpose built block, Latitude House. Latitude House benefits from porter, concierge and passenger lift. The flat comprises of a reception room, fully fitted kitchen, 2 bedrooms, 2 bathrooms and a decked terrace, intelligent lighting, wooden floors, an open plan kitchen to reception, a garden and is close to the open spaces of Regents Park and Primrose Hill.

**2 Bedrooms : Bathroom : Porter : Concierge : Lift : Terrace : Garden : EPC Rating C**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB



Approx. Gross Internal Area : -  
68.47 sq m / 737 sq ft



Ground Floor

## **Fees and Charges**

TENANCY AGREEMENT FEE: £240 INC VAT

REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	