



# Albany Street

Regent's Park, NW1

Guide Price £2,000,000

This wonderful period house needs to be seen to be appreciated. Boasting elegant and well-arranged lateral living space, this fabulous double-fronted period house is enviably located in the Crown Estate, moments from beautiful Regent's Park. Oozing charm and elegance, it offers a spacious reception room plus a formal dining room, three double bedrooms, two bathrooms with two additional WCs, utility room, separate study, front patio and excellent storage. The lower floor can be accessed via a separate front door so could easily be converted into self-contained accommodation.



# Albany Street

## Regent's Park, NW1

- Period house
- Moments from Regent's Park
- Laterally spacious
- Classic John Nash architecture
- Three double bedrooms
- Two bathrooms (potential for third)
- Two reception rooms
- Grade II listed



It is situated at the northern end of Albany Street, meaning it is in very close proximity to Primrose Hill and Regent's Park. The excellent amenities of Camden Town are also nearby.

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**Tenure:** Leasehold with 107 years remaining.

**Service Charge:** NOT APPLICABLE

**Ground Rent:** £1500 per annum.

**Local Authority:** Camden

**Council Tax Band:** G

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*Chestertons Camden & Kentish Town Sales*

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Camden

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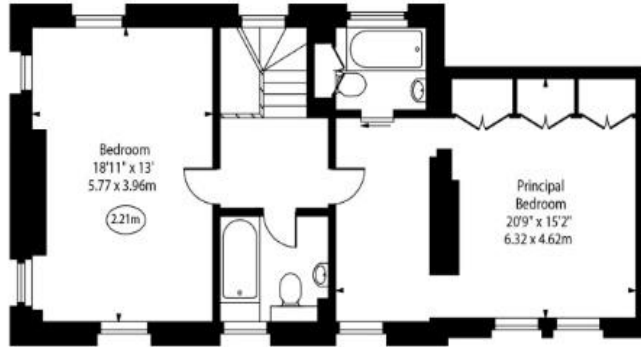
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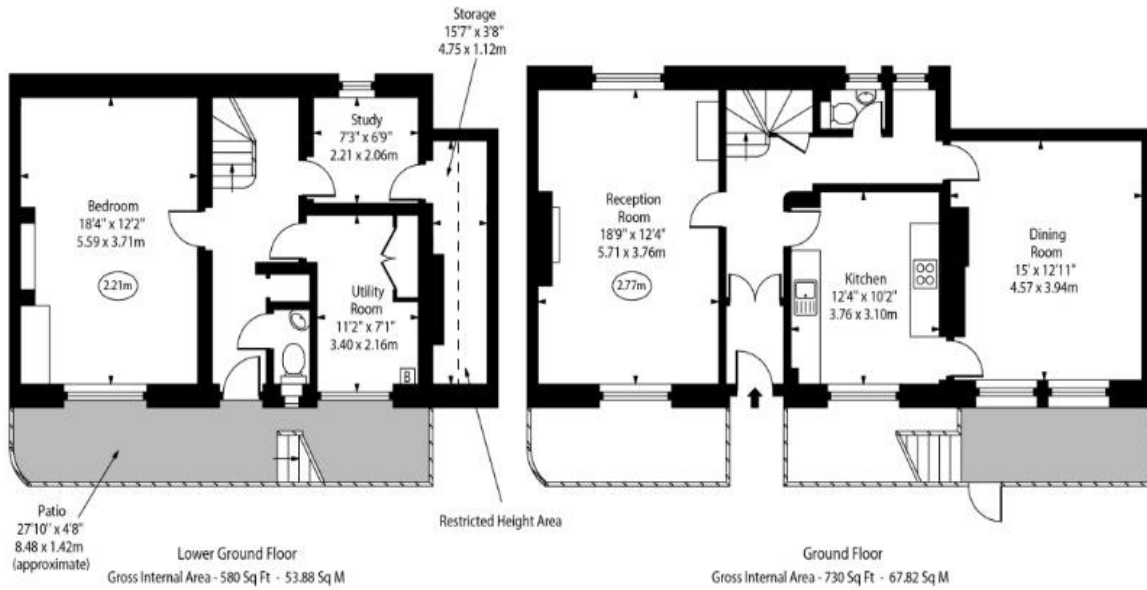
Albany Street



○ - Ceiling Height



First Floor  
Gross Internal Area - 730 Sq Ft - 67.82 Sq M



Lower Ground Floor  
Gross Internal Area - 580 Sq Ft - 53.88 Sq M

Ground Floor  
Gross Internal Area - 730 Sq Ft - 67.82 Sq M

Approx Gross Internal Area 2010 Sq Ft - 186.73 Sq M

Approx. Floor Area Including Restricted Heights 2040 Sq Ft - 189.52 Sq M

For Illustration Purposes Only - Not To Scale  
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