



# Albert Street

## Camden Town, NW1

Guide Price £900,000

A stylish two bedroom, period garden maisonette boasting its own entrance and a 50ft private rear garden. The property offers superb living space in the form of a spacious open plan reception and kitchen area. The access to the private garden leads directly from the reception. Both bedrooms are doubles, one of which has views across the garden. There is also a family bathroom, a separate office and excellent storage.

**CHESTERTONS**



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Camden Town, NW1

- Private entrance
- Fabulous rear garden
- Two double bedrooms
- Spacious reception
- Excellent location
- Chain-free



Albert Street is arguably the best street in the area. It is in close proximity to both Mornington Crescent and Camden underground stations. Regent's Park is also close by.

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**Tenure:** Leasehold with 93 years remaining

**Service Charge:** £700 per annum

**Ground Rent:** £10 per annum

**Local Authority:** Camden

**Council Tax Band:** F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 71 C    | 80 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

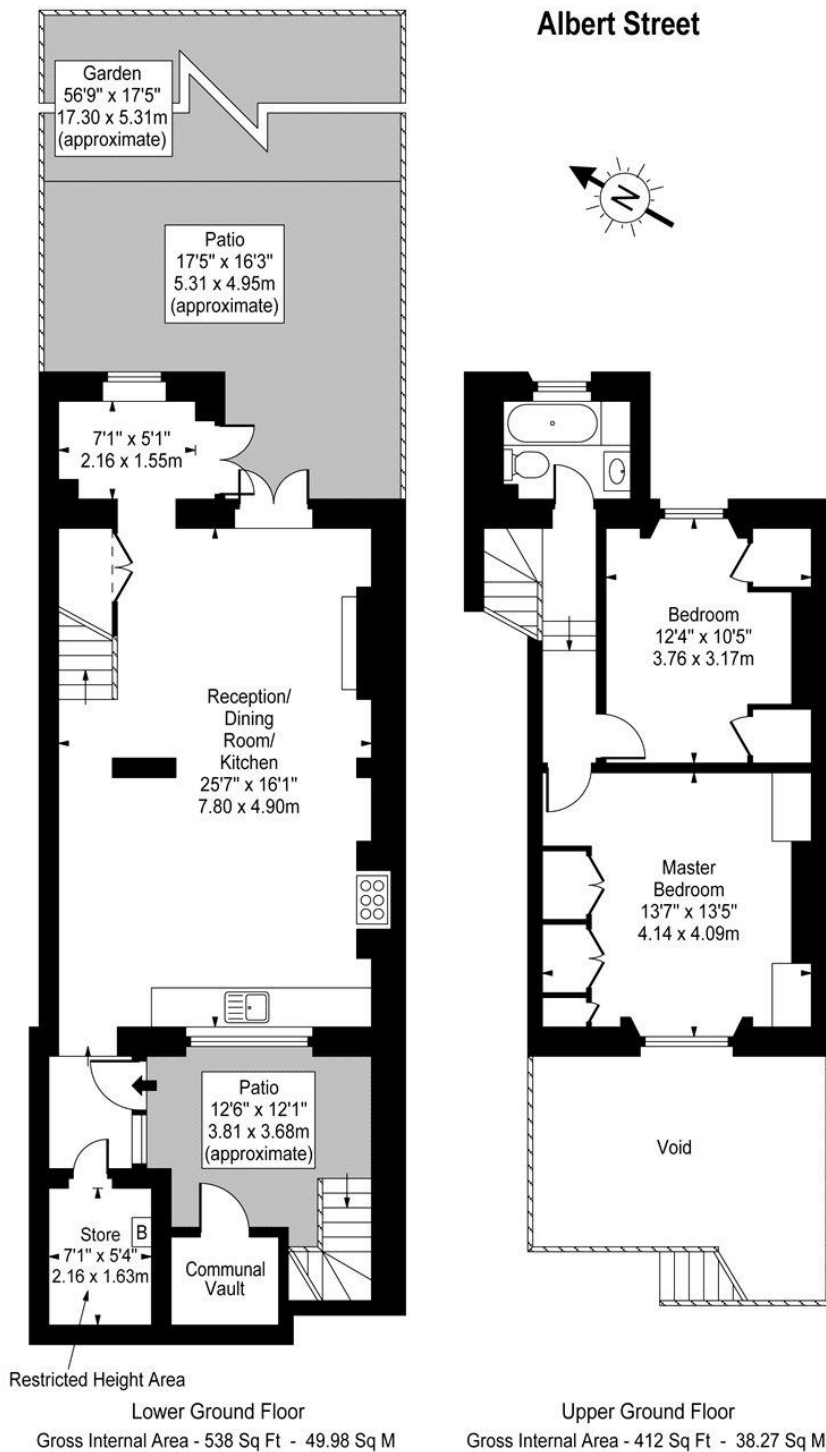
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**Approx Gross Internal Area    950 Sq Ft - 88.25 Sq M**  
 (Including Restricted Height Area)  
 (Excluding Vault)

For Illustration Purposes Only - Not To Scale  
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