



Delancey Street

London, NW1

Guide Price £2,250,000

Moments from Regents Park is this wonderful, bright, Grade II Listed period house - full of charm and period features. Presented in excellent condition having recently undergone a full refurbishment by the current owner. It offers excellent entertaining space and benefits from three/four bedrooms plus three bathrooms and a WC/utility room. Currently arranged over four floors with a fifth floor an option. Planning was granted but has now lapsed, but it should be a formality as both neighbours have added another floor.



Delancey Street

London, NW1

- Lots of period features
- Three/Four bedrooms
- Close to Regents Park
- Planning previously approved for additional floor
- Large garden
- Chain-free



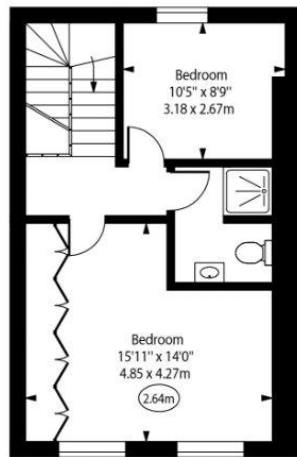
It boasts a fabulous and quite unique 93 ft rear garden (accessed from both the lower and raised ground) that extends at the rear to 30ft wide. Furthermore there are three exterior vaults. Being sold chain-free. Delancey Street is very well located and in very close proximity to Regents Park, Primrose Hill and the excellent amenities of both Camden Town and Mornington Crescent.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Camden
Council Tax Band: H

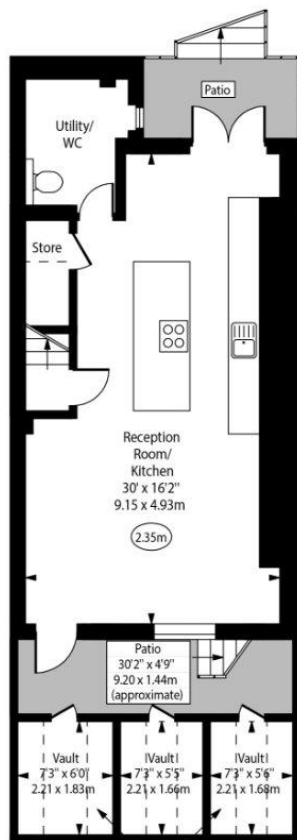
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)	64	81
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Camden & Kentish Town Sales

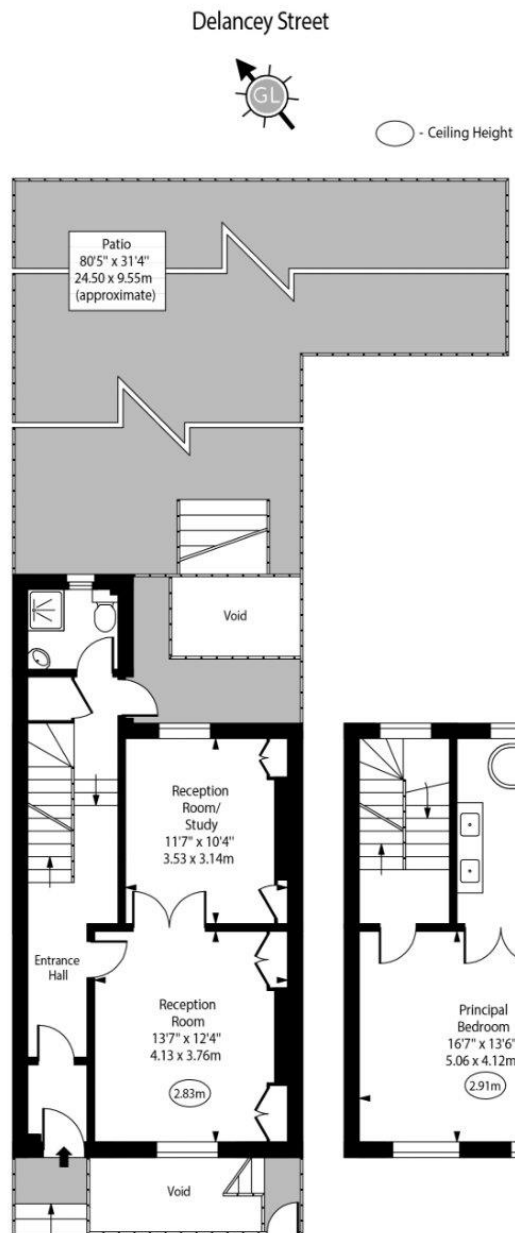
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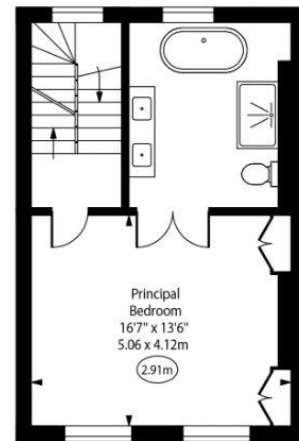
Second Floor
Gross Internal Area - 425 Sq Ft - 39.48 Sq M



Lower Ground Floor
Gross Internal Area - 522 Sq Ft - 48.49 Sq M



Ground Floor
Gross Internal Area - 481 Sq Ft - 44.68 Sq M



First Floor
Gross Internal Area - 427 Sq Ft - 39.67 Sq M

Approx Gross Internal Area 1855 Sq Ft - 172.33 Sq M
(Excluding Vaults)

Vaults Area 128 Sq Ft - 11.89 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025892J