

MATTHEW JAMES

Residential Sales • Lettings • Management



Windermere Albany Street, Regents Park, NW1 4EP

Asking Price £425,000

Matthew James are delighted to offer for sale a newly decorated one double bedroom purpose built raised ground floor flat in a wonderful location being within two minutes of Regents Park and a short walk to the fashionable bars and restaurants of Camden Town and the bustling amenities of London's West End. The flat has a large living room open to a kitchen with breakfast bar and workspace area, a double bedroom with built in wardrobes, a good sized bathroom, dedicated garden entrance, external patio seating area and a large storage area outside. The flat is completely fitted out for letting within a highly sought after area. The property is being sold chain free and has 105 years remaining on the lease. Sole Agents.

Private Gated Front Entrance



Raised front terrace and walkway with external seating area.

Entrance Hallway
Amtico flooring.

Living Room



A good sized room with a generous lounge area with sufficient space for a work from home office desk. Double glazed windows look out over Albany Streets parade of shops, bars and restaurants. Walk through Nash Terrace (opposite the flat) to take you directly to Regents Park.

Open Plan Kitchen



A well designed kitchen featuring a breakfast bar and space for a dining table. Offering a range of wall and base storage units finished in high gloss white with stainless steel and tinted glass work surfaces and breakfast bar with grey ceramic splashback wall tiling and Amtico flooring. Appliances include an integrated gas hob with overhead extractor canopy and oven, fridge/freezer and plumbed for a washing machine.

Bedroom



Wall to wall fitted wardrobes and double glazed windows.

Bathroom/W.C.



White suite comprising of a panel enclosed bath with wall mounted shower attachment, wash hand basin set in a vanity unit, w.c., chrome heated towel rail, shaver point and double glazed frosted windows. Finished in ceramic wall and floor tiles.

Exterior

Large private storage area underneath the walkway accessed from the garden. Entrance to the flat is via the communal garden which has been fenced and gated off creating 38 sq/m (409 sq/ft) of garden providing sole access to the flat. This communal garden does not however form part of the lease.

Additional Information



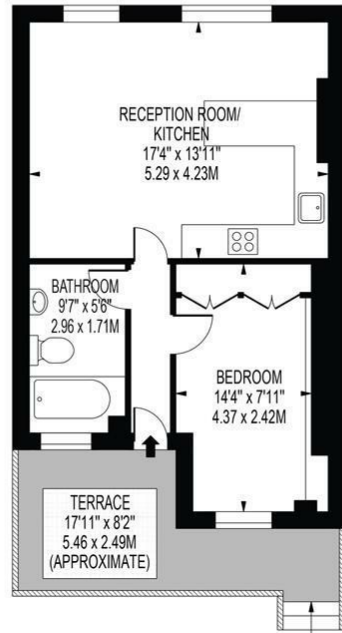
Remaining Lease 105 Years
Latest Service Charge £1600 Per Annum
Ground Rent £10 Per Annum

Transport Links

Great Portland Street (Circle Line and Hammersmith and City Line), Regents Park (Bakerloo Line), London Euston (Victoria Line, Northern Line and West Coast Mainline), Mornington Crescent (Northern Line) and Warren Street (Northern Line and Victoria Line) all a short walk away. The amenities and transport links of Camden Town and West End are also nearby.

Floor Plan

WINDERMERE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 441 SQ FT - 41.00 SQ M
 (EXCLUDING STORAGE)
 APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 75 SQ FT - 6.99 SQ M



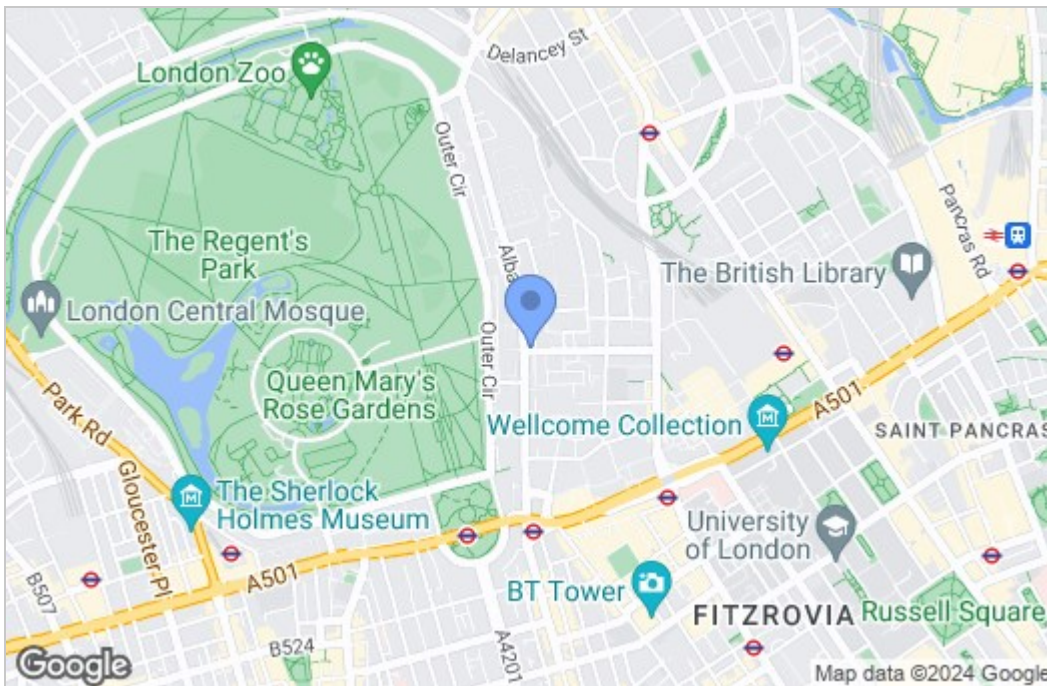
RAISED GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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