

hotblack desiato

ESTATE AGENTS

DELANCEY STREET, NW1 7NP

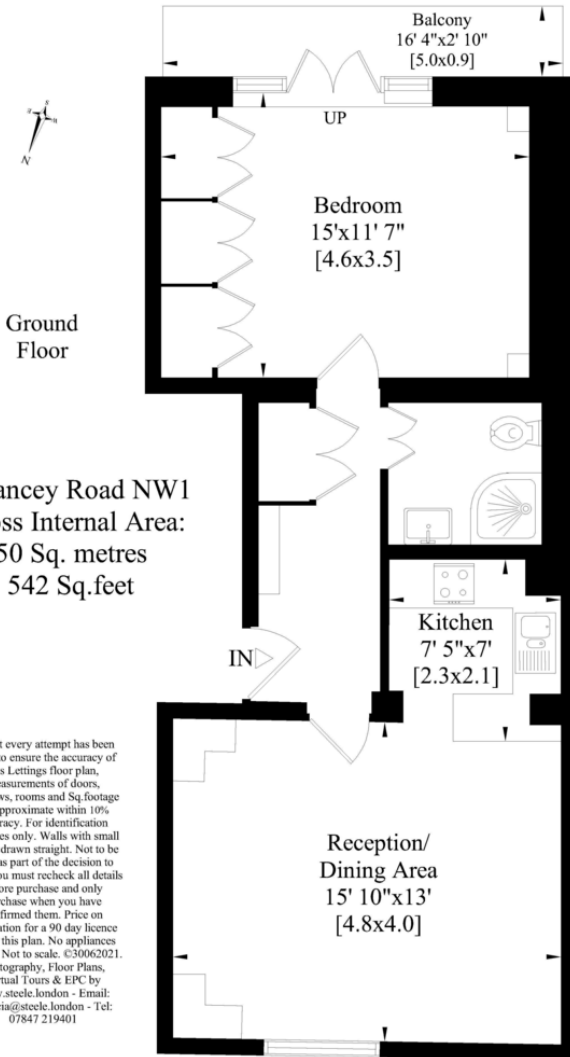
£495,000



We are delighted to bring to market this beautifully presented one bedroom flat on the raised ground floor of a handsome Grade II period conversion on Delancey Street. The property comprises one double bedroom with a south-facing balcony at the rear, at the front there is a bright open plan kitchen/reception room. In addition this apartment benefits from lots of light, plenty of storage and is offered with vacant possession and is located within easy reach of the open spaces of Regents Park and Primrose Hill as well as the local amenities of Camden Town.

- RAISED GROUND FLOOR
- ONE BEDROOM
- BALCONY
- GRADE II LISTED
- GREAT LOCATION
- PERMIT PARKING
- Share of Freehold
- Service Charge: £1,800 p/a
- Ground Rent: N/A
- Council Tax: £1,719 (Band D)
- Approx. Sq Ft: 542
- Rental Estimate: £360 p/w





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

INSIDER'S GUIDE - a perspective from the present owner

This has been a secluded bolt hole for me, with a sunny south facing views across gardens from the rear balcony. Originally two Georgian houses, it was converted and combined to create a selection of quiet apartments, and the neighbours are thoughtful and friendly. I can highly recommend the Mediterranean Deli on the corner of Albert Street, for morning breakfast and the papers! Delancey street is indeed busy, but after installing double glazed sash windows, I've been able to close the door and leave the Camden bustle behind.



TRANSPORT LINKS

Camden Town station (Northern Line) is approx. 0.2 miles away.

Camden Road station (Overground) is approx. 0.5 miles away.

Mornington Crescent station (Northern Line) is approx. 0.5 miles away.

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