



## ALBANY STREET


Regent's Park NW1





# AN EXCEPTIONALLY WIDE HOUSE SITUATED WITHIN NASH TERRACE

Spanning (302 sq m / 3,250 sq ft), it is located moments from Regent’s Park and has an interior designed to an extremely high standard.

			EPC
5-6	4	3-4	TBC
			

Local Authority: London Borough of Camden  
Council Tax band: G  
Tenure: Leasehold with approximately 146 years remaining  
Ground rent: A peppercorn  
Service charge: £1,650 per annum Crown Estate Paving Commission paving maintenance\*  
Asking Price: £3,950,000





## RECENTLY REFURBISHED

Having undergone a comprehensive refurbishment in 2023 by leading interior design practice Sixty3 London, the house offers a contemporary and sophisticated design that respects the property's traditional origins. Further benefits include residents' only access to Park Square and Park Crescent Gardens, which are considered two of the grandest gardens in Regent's Park.







## ALBANY STREET, REGENT'S PARK NW1

### ACCOMMODATION

- Entrance hall
- TV room/study
- Kitchen open plan with breakfast/informal dining room
- Drawing room
- Dining room
- Principal bedroom with en suite bathroom
- Four/five further bedrooms
- Playroom/bedroom five
- Two further bathrooms (one en suite)
- Shower room
- Utility room
- Guest cloakroom

\*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.





# AMENETIES AND LOCATION

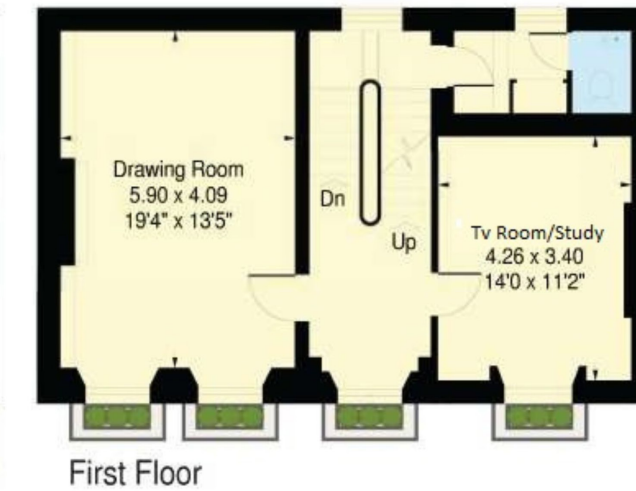
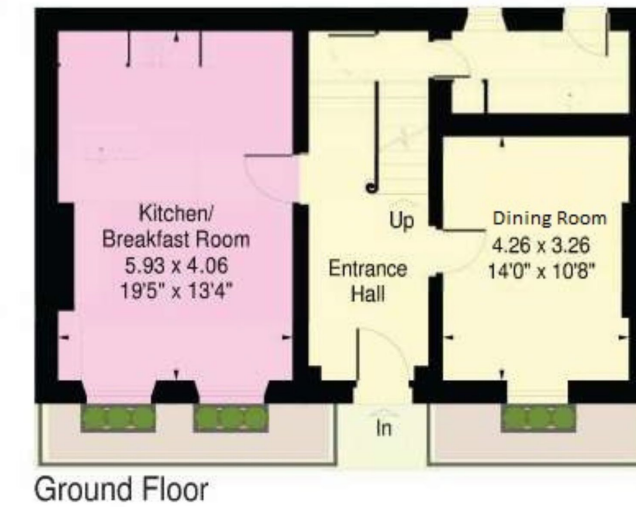
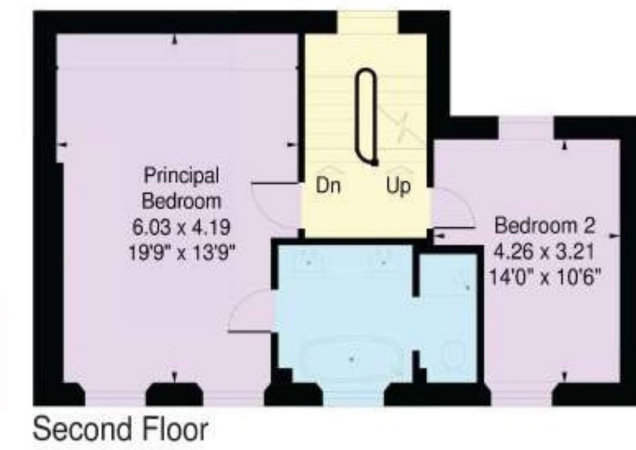
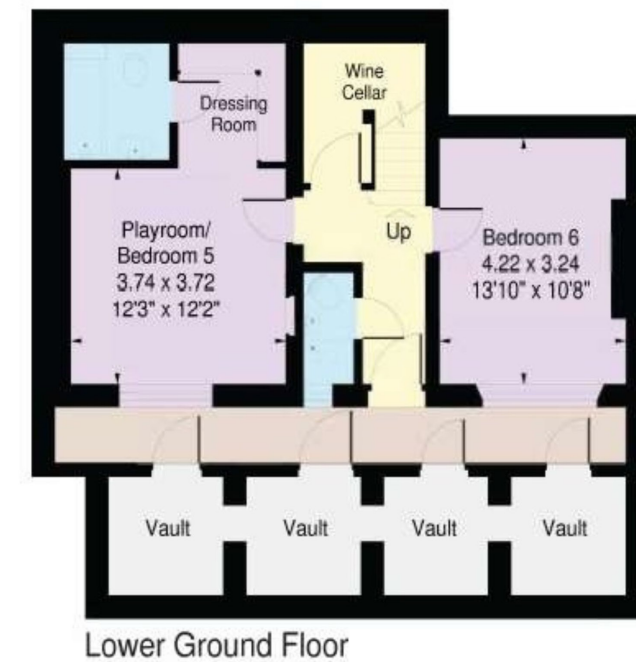
## AMENITIES

- Partial underfloor heating
- Four storage vaults
- Wine cellar
- Residents parking
- Residents only access to private gardens
- Moments from Gloucester Gate Playground

Albany Street is conveniently located near Primrose Hill Village and Camden High Street and is also near the open green spaces of Primrose Hill (0.6 miles) and Regent’s Park (0.3 miles).







(Including restricted height area & vaults - 23.9 sq m / 257 sq ft)  
 Approximate Gross Internal Area = 301.9 sq m / 3,250 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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