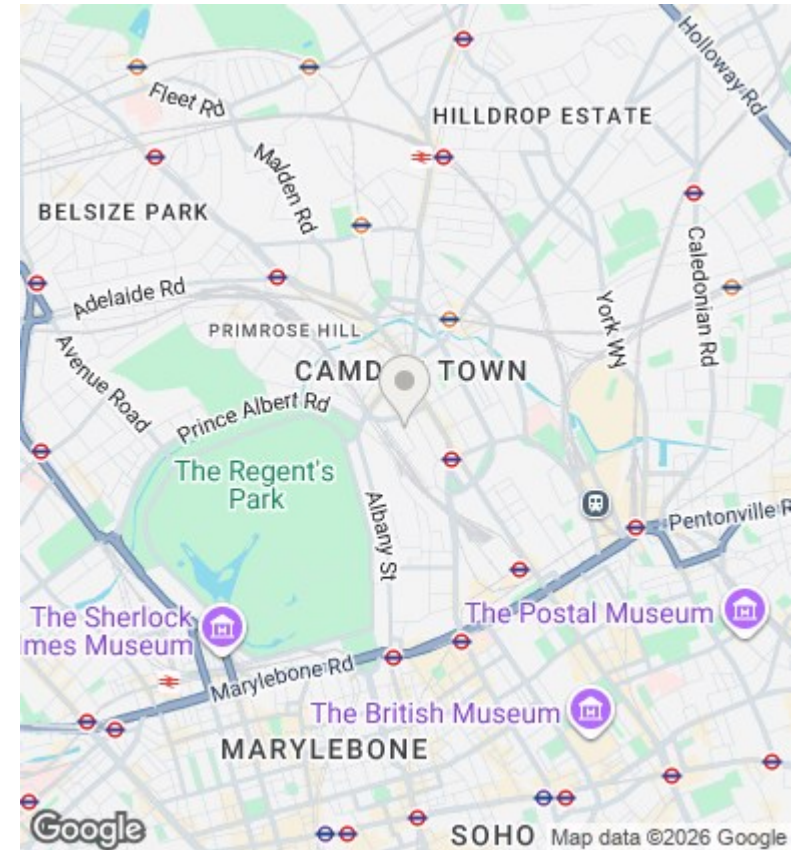




## Flat A (LGF), 56 Albert Street, Regents Park, London, NW1

£2,400 PCM

- One double bedroom lower ground floor flat
- Tiled family bathroom suite
- Close proximity of Mornington Crescent & Camden Town
- Private garden at rear & front
- Sole use of both front & rear gardens
- Large reception room
- Regents Park & Primrose Hill are both nearby



## Viewings

Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	