



10 Colosseum Terrace

CAMDEN, LONDON, NW1 4BE

Welcome to 10 Colosseum Terrace..

A beautifully presented and bright two-bedroom ground floor apartment, ideally situated within the highly sought-after Colosseum Terrace on Albany Street, moments from the open green spaces of Regent's Park.







Take a look around...

The accommodation comprises a spacious reception room featuring an attractive ornate fireplace, a separate fitted kitchen, two well-proportioned double bedrooms with built-in wardrobes, a family bathroom, and superb additional storage throughout. The property enjoys an exceptional central London location, perfectly positioned between Regent's Park and Marylebone Village. Residents can take advantage of the vast recreational amenities of Regent's Park, including landscaped gardens, sports facilities and picturesque walking routes, while the boutique shops, cafés, restaurants and vibrant atmosphere of Marylebone High Street are just a short stroll away.





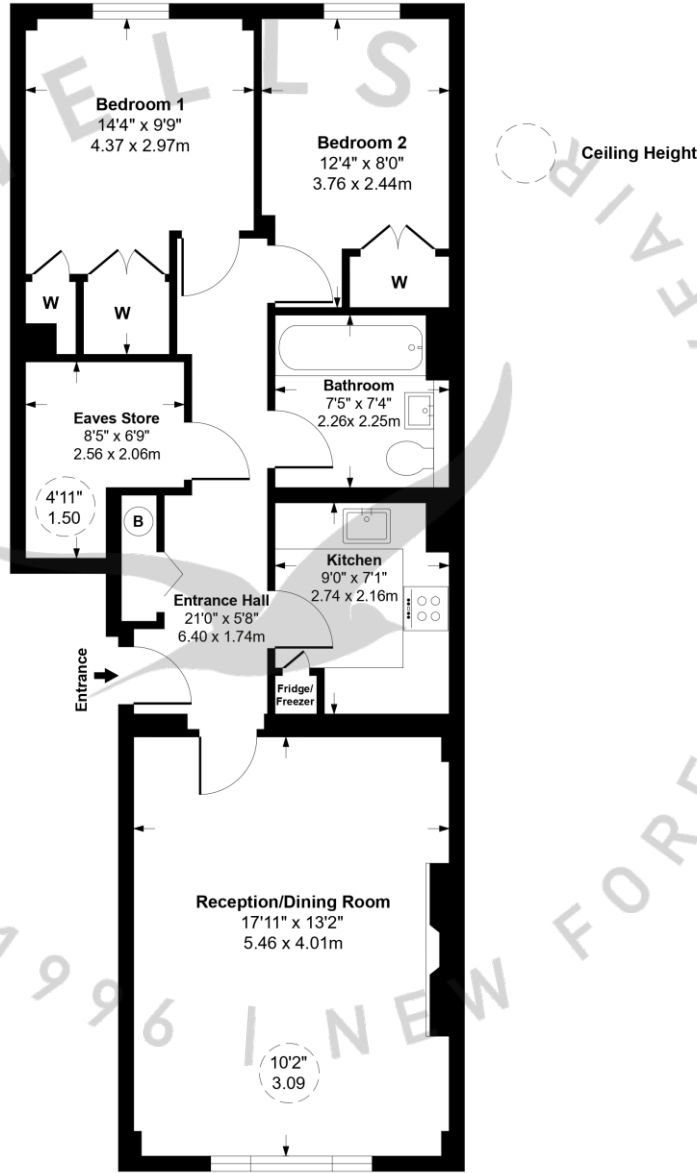
And there's more...

Excellent connectivity is provided by nearby Baker Street, Great Portland Street and Regent's Park Underground stations, offering convenient access across London via multiple transport links. Offered to the market chain free, with a long lease of approximately 118 years remaining, this apartment presents an ideal opportunity for owner-occupiers, pied-à-terre buyers and investors alike.





Colosseum Terrace, NW1



Ground Floor

Total Internal Area 70.60 sq m or 760 sqft

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE
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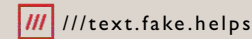
The finer details...

The Property

- Beautifully presented ground floor apartment
- Two double bedrooms with built-in wardrobes
- Bright and spacious reception room with attractive period fireplace
- Separate fitted kitchen
- Excellent additional storage throughout
- Prime Regent's Park location
- Moments from Marylebone High Street
- Excellent transport links via Baker Street, Great Portland Street and Regent's Park stations
- Chain free
- Long lease with approximately 118 years approximately unexpired

Services

Mains electricity, water and drainage are connected to the property. A communal heating system is in place and the apartment is metered for the energy used for the underfloor heating and hot water. The heating can be controlled through an app for convenience



Tenure

Leasehold

Lease Term

- 118 years

Management charge

-£3,500pa

Ground Rent

-£500pa (TBC)

Tax Band

F

EPC Rating

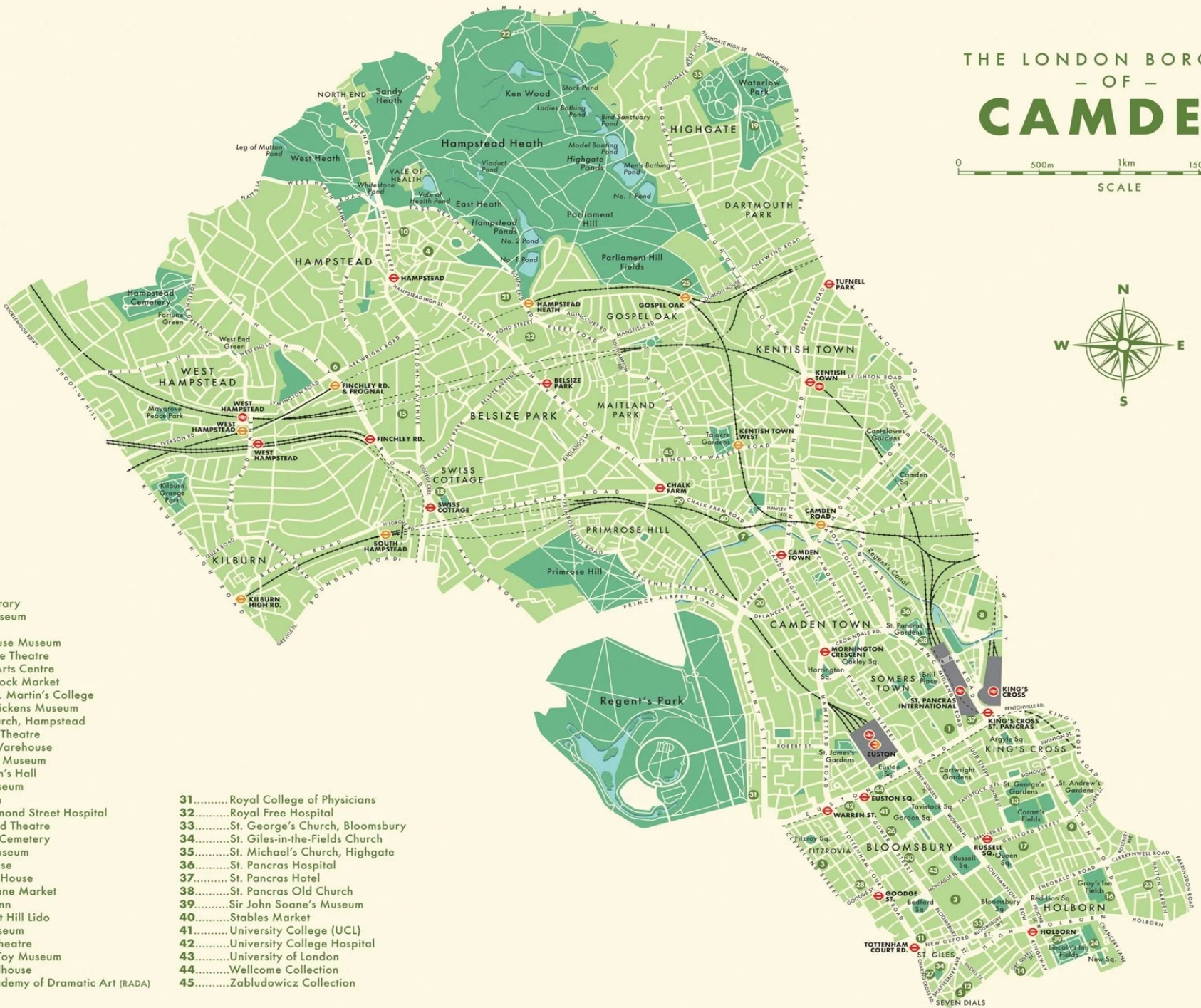
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Connected Person Notice:

The vendor of this property is a connected person to Caldwell's

THE LONDON BOROUGH
- OF -
CAMDEN



- 1..... British Library
- 2..... British Museum
- 3..... BT Tower
- 4..... Burgh House Museum
- 5..... Cambridge Theatre
- 6..... Camden Arts Centre
- 7..... Camden Lock Market
- 8..... Central St. Martin's College
- 9..... Charles Dickens Museum
- 10..... Christ Church, Hampstead
- 11..... Dominion Theatre
- 12..... Donmar Warehouse
- 13..... Foundling Museum
- 14..... Freemason's Hall
- 15..... Freud Museum
- 16..... Gray's Inn
- 17..... Great Ormond Street Hospital
- 18..... Hampstead Theatre
- 19..... Highgate Cemetery
- 20..... Jewish Museum
- 21..... Keats House
- 22..... Kenwood House
- 23..... Leather Lane Market
- 24..... Lincoln's Inn
- 25..... Parliament Hill Lido
- 26..... Petrie Museum
- 27..... Phoenix Theatre
- 28..... Pollock's Toy Museum
- 29..... The Roundhouse
- 30..... Royal Academy of Dramatic Art (RADA)

- 31..... Royal College of Physicians
- 32..... Royal Free Hospital
- 33..... St. George's Church, Bloomsbury
- 34..... St. Giles-in-the-Fields Church
- 35..... St. Michael's Church, Highgate
- 36..... St. Pancras Hospital
- 37..... St. Pancras Hotel
- 38..... St. Pancras Old Church
- 39..... Sir John Soane's Museum
- 40..... Stables Market
- 41..... University College (UCL)
- 42..... University College Hospital
- 43..... University of London
- 44..... Wellcome Collection
- 45..... Zabludowicz Collection



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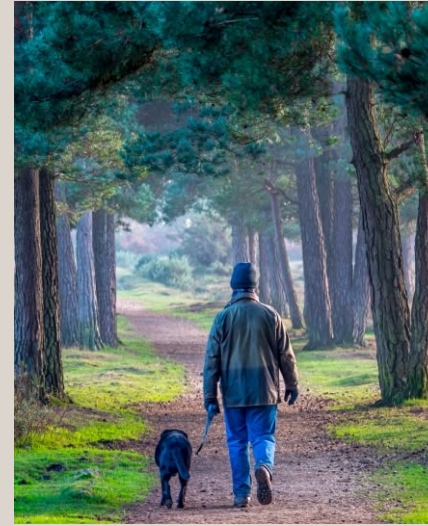
30 years of success...



**BRITISH
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2022, 2023, 2024, 2025

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IN LYMINGTON



"To Julian, Jeremy & Staff, Just a note to thank you all for your help and support with the sale and purchase of the properties. Stressful times made easier."

-Mrs B,





Asking Price £799,950

caldwellsnewforest.com

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Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...



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2022, 2023, 2024, 2025

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