



Albert Street

London, NW1

Guide Price £1,300,000

A beautifully presented three-bedroom garden maisonette, ideally situated on one of Camden's premier roads. This stylish home features a superb open-plan kitchen and reception/sitting room, creating a wonderful sense of space for both everyday living and entertaining, complemented by rich reclaimed wooden flooring throughout. The southerly facing private garden, surrounded by two striking living walls, offers a peaceful oasis of calm and tranquillity, with direct access from the main living space. Those who enjoy cooking will particularly appreciate the well-appointed kitchen, complete with a generous walk-in pantry. The lower floor comprises a spacious principal bedroom with excellent built-in storage and an en-suite bathroom, alongside two further bedrooms and a contemporary family bathroom. Further benefits include a very long lease and low annual outgoings.

CHESTERTONS



Albert Street

London, NW1

- Three bedrooms
- Two bathrooms
- Fantastic entertaining space
- Very well located
- Stylish presentation



Albert Street is considered to be one of the best roads in Camden. It's perfectly located for the extensive local amenities and within close proximity to both Camden Town and Mornington Crescent Underground stations. The green open spaces of Regents Park are also nearby. The West End is walkable.

Tenure: Leasehold with 159 years remaining
Service Charge: £1,274 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: G

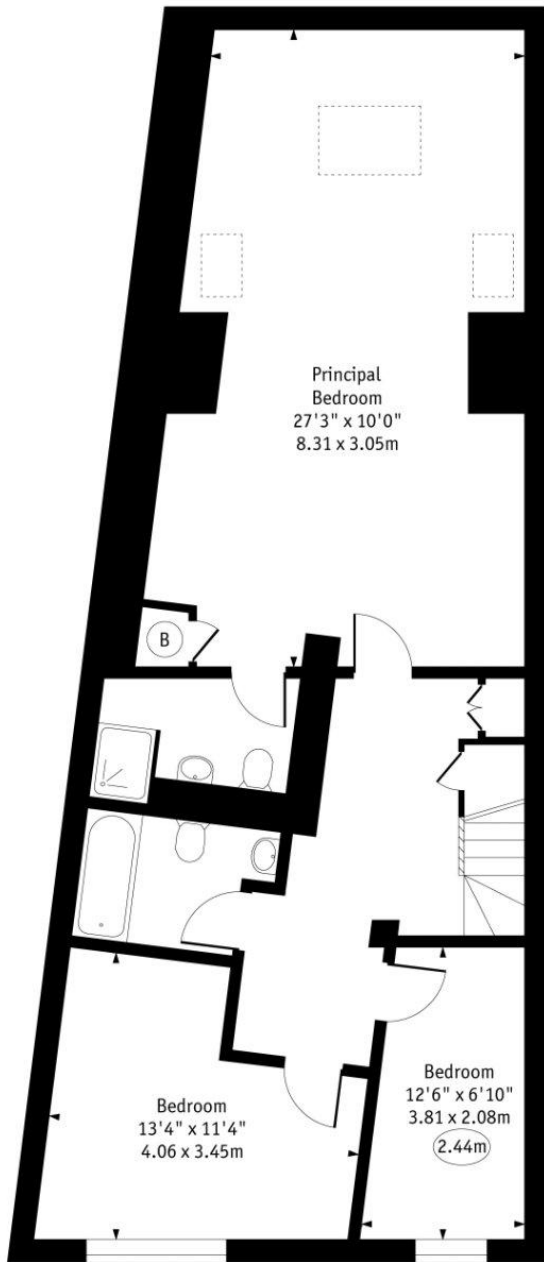
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

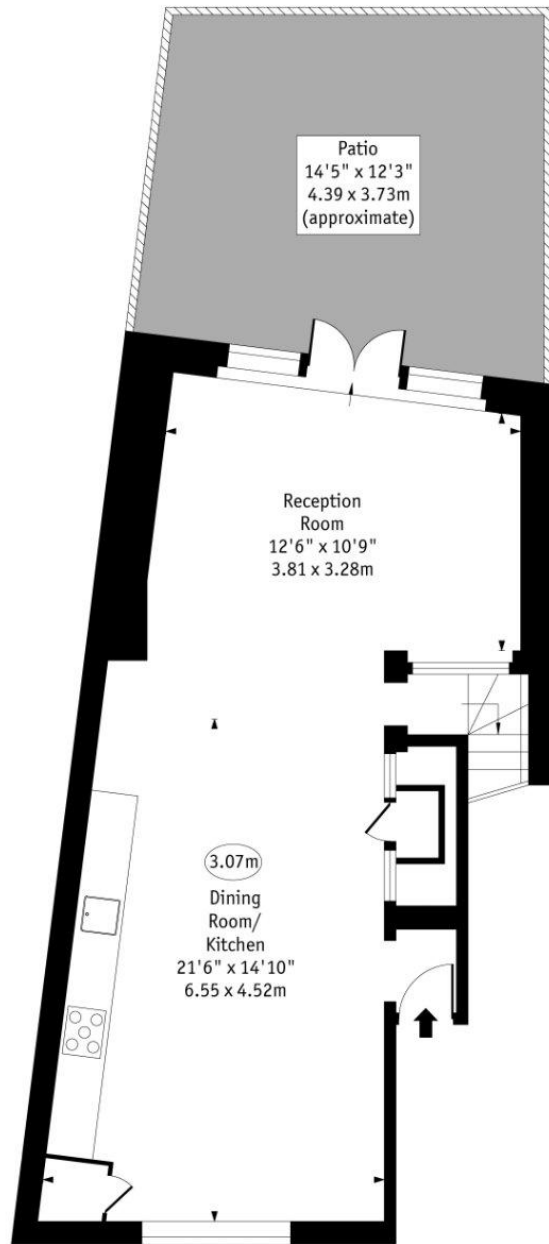
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Garden maisonette,
Albert Street

○ - Ceiling Height



Lower Ground Floor
883 Sq Ft - 82.03 Sq M



Ground Floor
562 Sq Ft - 52.21 Sq M

Approx Gross Internal Area 1445 Sq Ft - 134.24 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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