



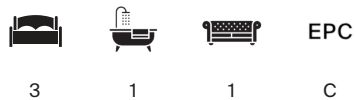
## ALBANY STREET

London, NW1



## STYLISH, SPACIOUS APARTMENT NEAR REGENT'S PARK

Set across the first and second floors of a period conversion, this apartment offers over 1,292 sq ft living space in one of Central London's most desirable postcodes.



Local Authority: London Borough of Camden

Council Tax band: < F

Tenure: Leasehold, approximately 135 years remaining

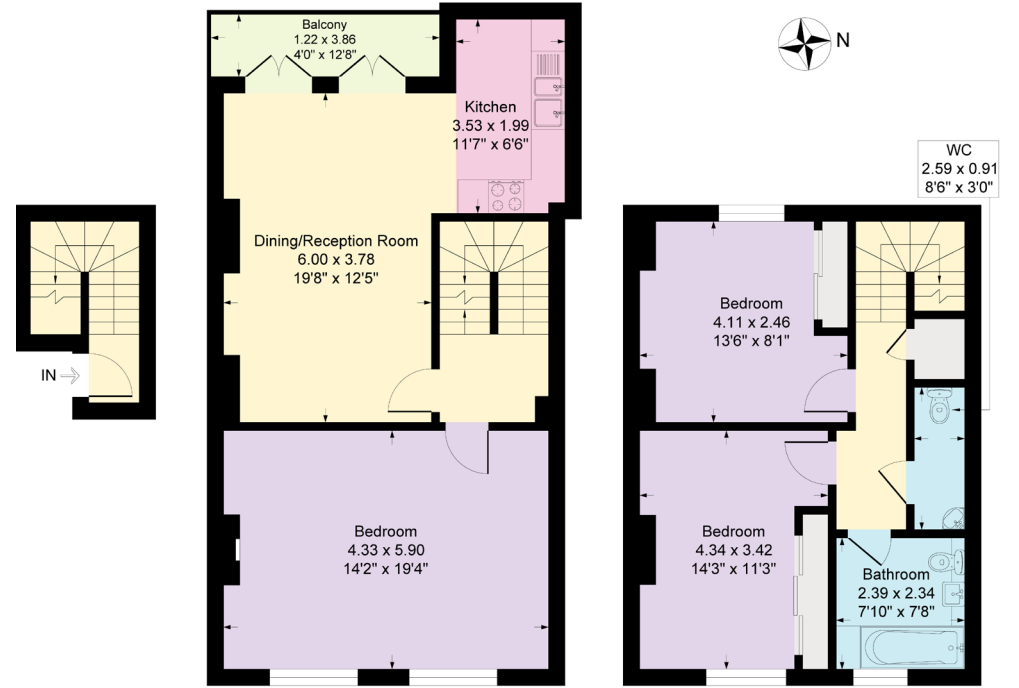
Service charge: Between £5,000 and £6,000 per annum, reviewed every year

**Offers in excess of: £1,000,000**

The first floor opens into a large and light-filled reception room. The adjacent modern kitchen is well-appointed and has direct access to a charming private balcony. A generously sized double bedroom on this floor provides flexibility as a guest suite, study, or additional living space.

Upstairs, the second floor features two more spacious double bedrooms with built-in wardrobes, as well as a well-finished family bathroom.

Finished to a high standard throughout, this property combines period charm with modern convenience.



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Approximate Gross Internal Area = 120.0 sq m / 1,292 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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