

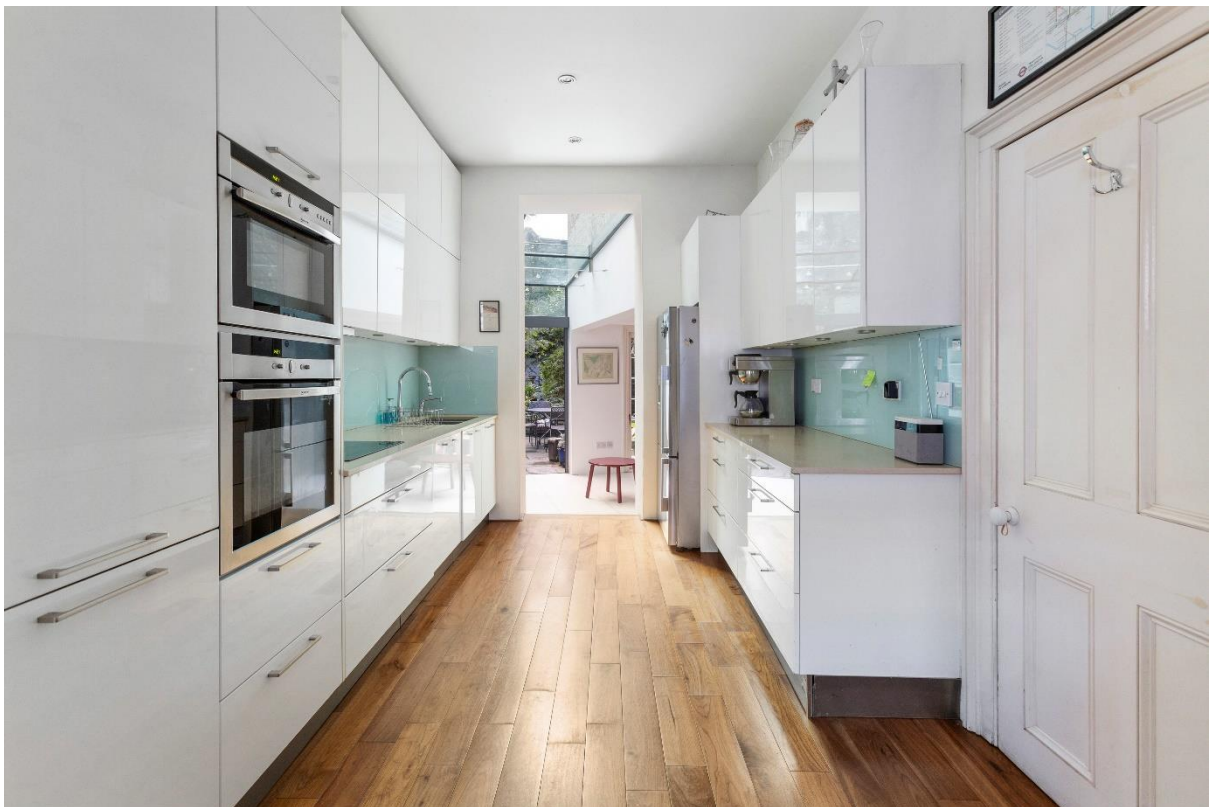


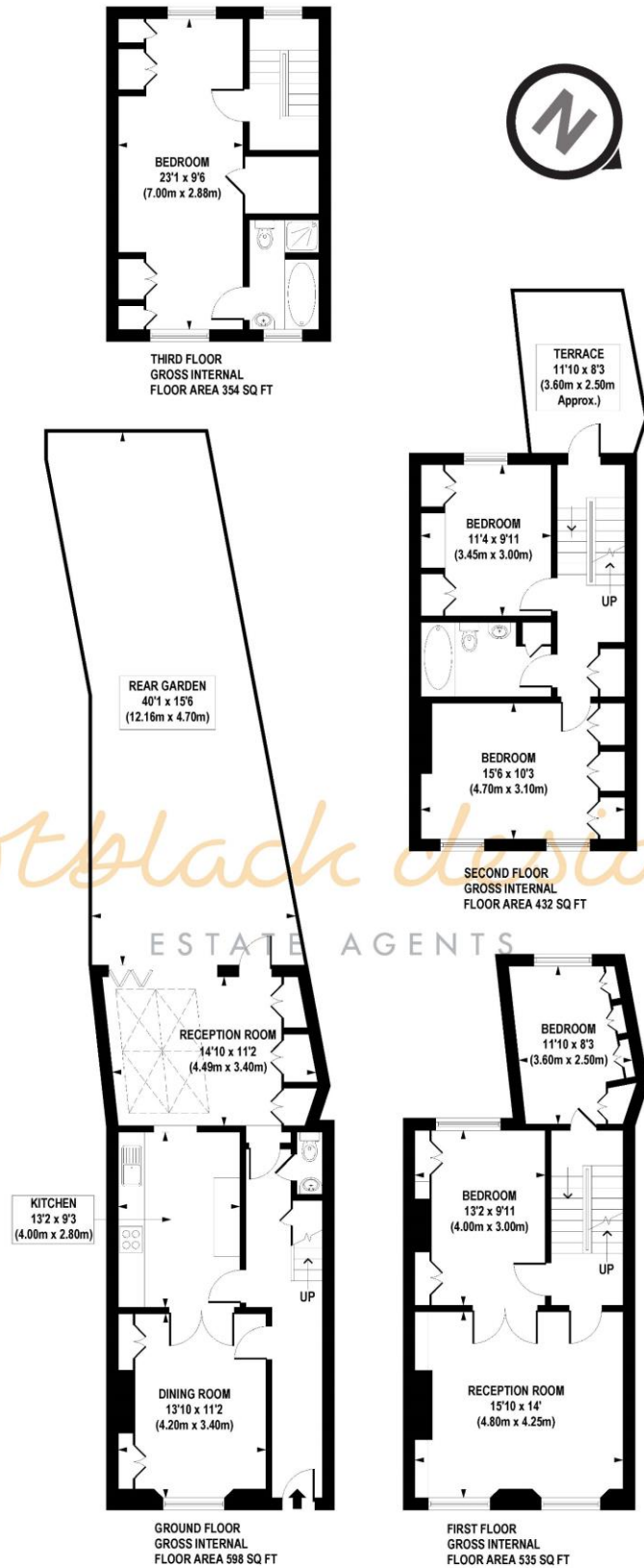
## Albert Street, NW1 7NB

Asking Price: £2,500,000 Freehold

An extended 4/5-bedroom mid-terrace early Victorian, Grade II Listed house arranged over four floors, located in, arguably, Camden's most sought-after road. This desirable family home has a Southwest facing paved garden and is located between Parkway and Delancey Street. The modern ground floor extension features a sloped, glazed ceiling and provides a superb contrast to the original, Victorian features.

- Four Floors
- Four/Five Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Connecting 1<sup>st</sup> Floor Drawing Rooms
- Playroom/Den
- Bedroom 5/Rear Drawing Room
- Interconnecting Dining Room/Kitchen
- Southwest Facing Garden
- Freehold
- Council Tax: Band G (Camden) £3,166.93 p/a
- Approx Sq Ft: 1919
- Rental Estimate: £ pcm





**APPROX. GROSS INTERNAL FLOOR AREA 1919 sq. ft / 178.32 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

