



Albert Street, London, NW1 7LX

Offers in excess of: £460,000 Share of Freehold

One bedroom apartment

Located in arguably Camden's most sought-after roads; a one bedroom first floor flat. There is wonderful natural light thanks to the high ceilings, and two full height sash windows in the open plan living room/ kitchen.

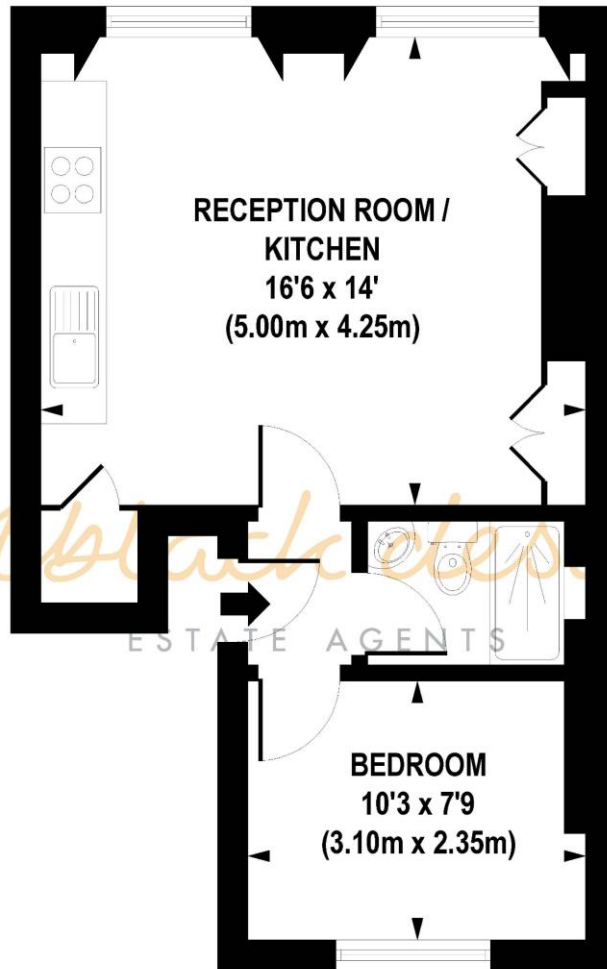
- Share of Freehold, shared costs for any expenditure
- Great location near to Regents Park & Primrose Hill
- Convenient for West End, Camden and Oxford Street
- Service charge £650 pa into sink fund



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The flat combines period features with contemporary design to great effect. Albert Street is arguably Camden's finest street, lined with beautiful, early Victorian townhouses. Camden Town and Mornington Terrace tube stations are a few minutes' walk away. Primrose Hill and Regents Park together with many renowned cafes, shops, and restaurants, are within strolling distance.





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 369 sq. ft / 34.28 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.

Insider's Guide

"One of the things I love most about my Camden flat is how the light transforms the space throughout the day. In the morning, golden sunlight pours into the living room, making it a bright, uplifting spot for your first cup of tea. By afternoon, the bedroom is filled with gentle, dappled light—just in time for a serene golden hour view. Situated on a wide, tree lined friendly street, it offers plentiful parking (a rare London luxury). Here, you're a short stroll from the lush green expanses of Primrose Hill and Regents Park, while Soho and central London are easily accessible. This blend of peace, comfort, and brilliant location is what truly makes living in Camden a joy."



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