



## Solstice Point, Delancey Street, London, NW1 7SA

Asking Price: £925,000 Leasehold

### 3 Bedrooms | Open Plan Reception Room And Kitchen | 2 Bathrooms

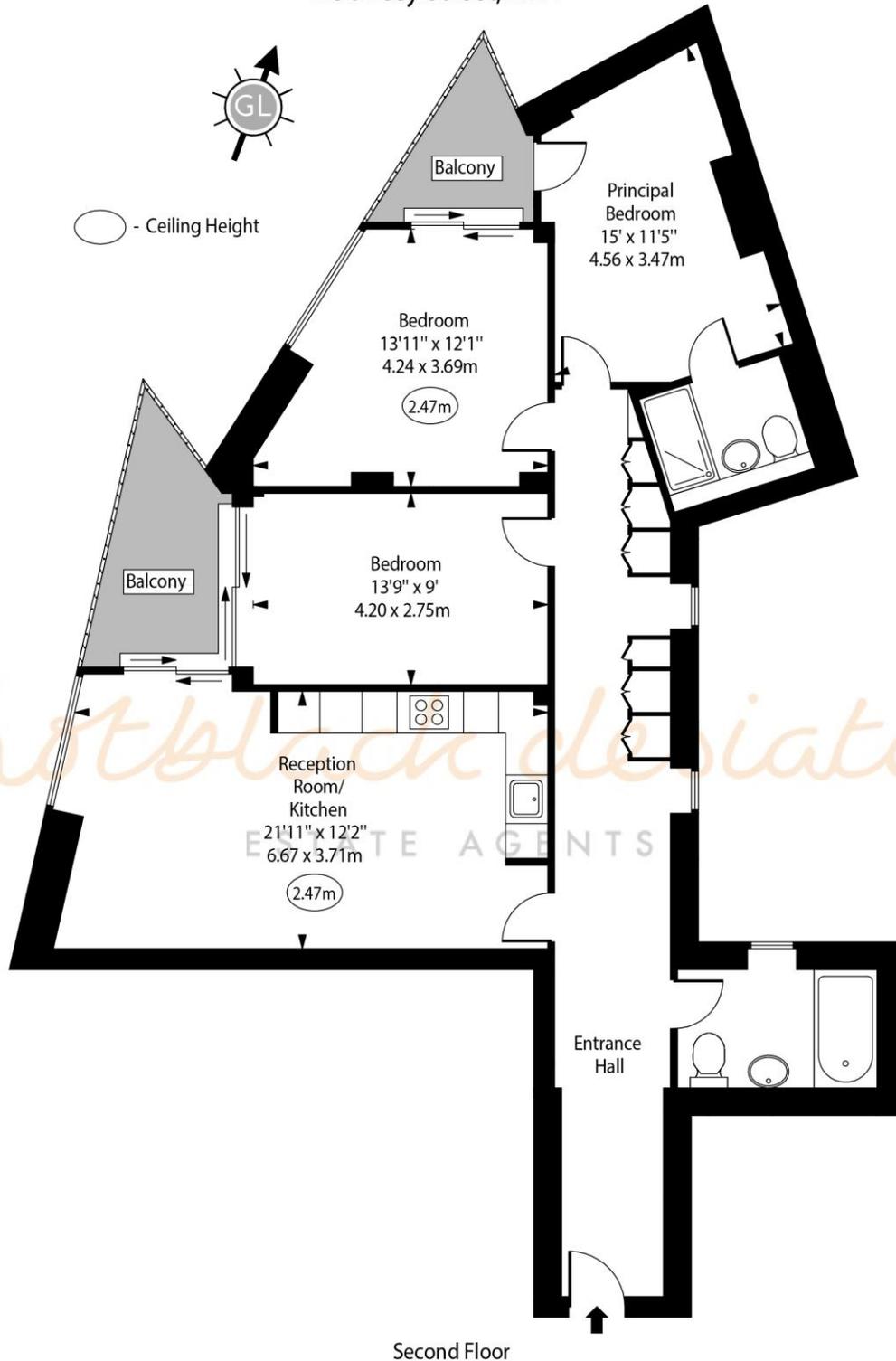
A spacious (over 1000 sq ft) and bright, three-bedroom / two-bathroom modern apartment, with two balconies. Close to public transport.

Camden Lock, Regents Park & Primrose Hill are all only a short walk away.

- Leasehold—Approx. 985 years
- Balcony
- EPC – Band B
- 3 Double Bedrooms
- Approx 1020 Sq Ft
- Council Tax - Band F
- 1 Reception Room
- Service charge £3,558 pa
- Rental Estimate – IRO £4000 pcm
- 2 Bathrooms
- Ground Rent £350 pa



Solstice Point,  
Delancey Street, NW1



Approx Gross Internal Area 1020 Sq Ft - 94.76 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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Ref. No. 030162WI

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>	86 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

