



## Delancey Street, London, NW1 7SA

Asking Price: £950,000 Leasehold

**3 Double Bedrooms | Spacious Kitchen | Large Living Room | 2 Bathrooms**

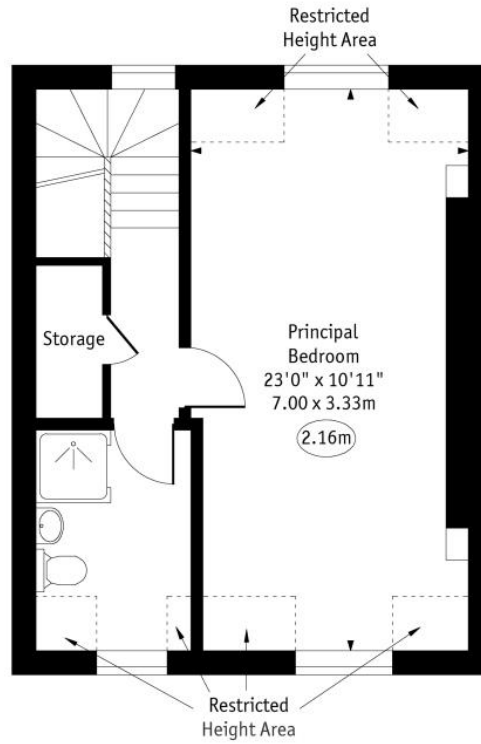
A large 3-bedroom upper maisonette arranged over the top three floors of a converted, Grade II Listed mid-terrace Victorian house. High ceilings and large windows make for fantastic natural light. The house is situated in the Camden Town Conservation Area and features 1290 sq ft of living space only a short stroll from Regents Park, Primrose Hill and Hawley Wharf, by Camden Lock. All modes of public transport are within easy walking distance.

- Leasehold - 97 years
- Council Tax - Band F
- 3 Double Bedrooms
- EPC – Band D
- Rental Estimate - £4000 pcm
- 2 Bathrooms
- Service Charge £1,116 pa
- Large Living Room Leading Into Kitchen
- Ground Rent £10 pa

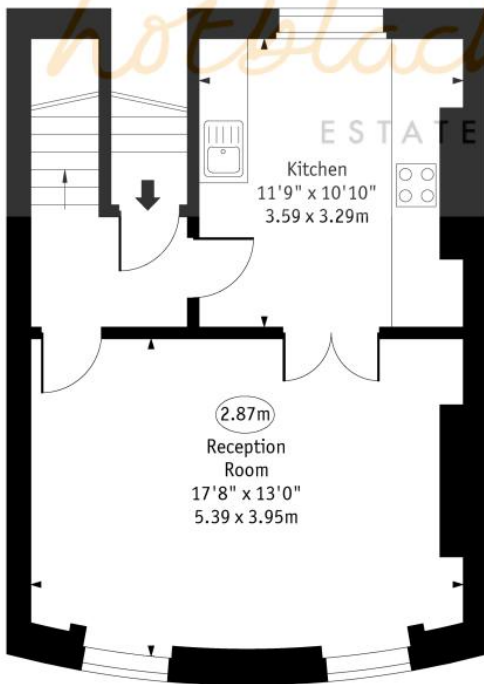


Delancey Street, NW1

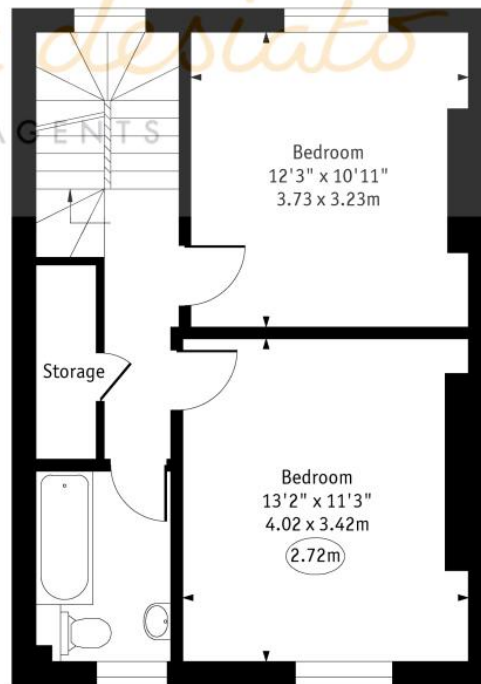
○ - Ceiling Height



Second Floor



Ground Floor



First Floor

Approx Gross Internal Area 1250 Sq Ft - 116.12 Sq M

Approx. Floor Area Including Restricted Heights 1290 Sq Ft - 119.84 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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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>		
69-80	<b>C</b>		69 C
55-68	<b>D</b>	58 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

