



ALBANY STREET

REGENT'S PARK NW1

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AN OUTSTANDING OPPORTUNITY TO ACQUIRE AN EXCEPTIONALLY WIDE HOUSE (302 SQ M/3,250 SQ FT) SITUATED WITHIN THIS NASH TERRACE LOCATED MOMENTS FROM REGENT'S PARK AND INTERIOR DESIGNED TO AN EXTREMELY HIGH STANDARD.

THIS SUPERB FIVE BEDROOM FAMILY HOME BENEFITS FROM 4 WINDOWS SPANNING THE FULL WIDTH OF THE PROPERTY AND THEREFORE OFFERS LATERAL ACCOMMODATION RARELY AVAILABLE IN REGENT'S PARK.





Having undergone a comprehensive refurbishment in 2023 by leading interior design practise Sixty3 London, the house offers contemporary and sophisticated design which respects the traditional origins of the property. Further benefits include residents only access to Park Square and Park Crescent Gardens which are considered two of the grandest gardens in Regent's Park.

Albany Street is conveniently located in close proximity to Primrose Hill Village, Camden High Street and is also within easy walking distance of the green open spaces of both Primrose Hill (0.6 miles) & Regent's Park (0.3 miles).







ACCOMMODATION

- Entrance Hall
- Family Room
- Kitchen Open Plan with Breakfast/ Informal Dining Room
- Drawing Room
- Dining Room
- Principal Bedroom with En-Suite Bathroom
- Four/Five Further Bedrooms
- Playroom/Bedroom Five
- Two Further Bathroom (One En-Suite)
- Shower Room
- Utility Room
- Guest Cloakroom

AMENITIES

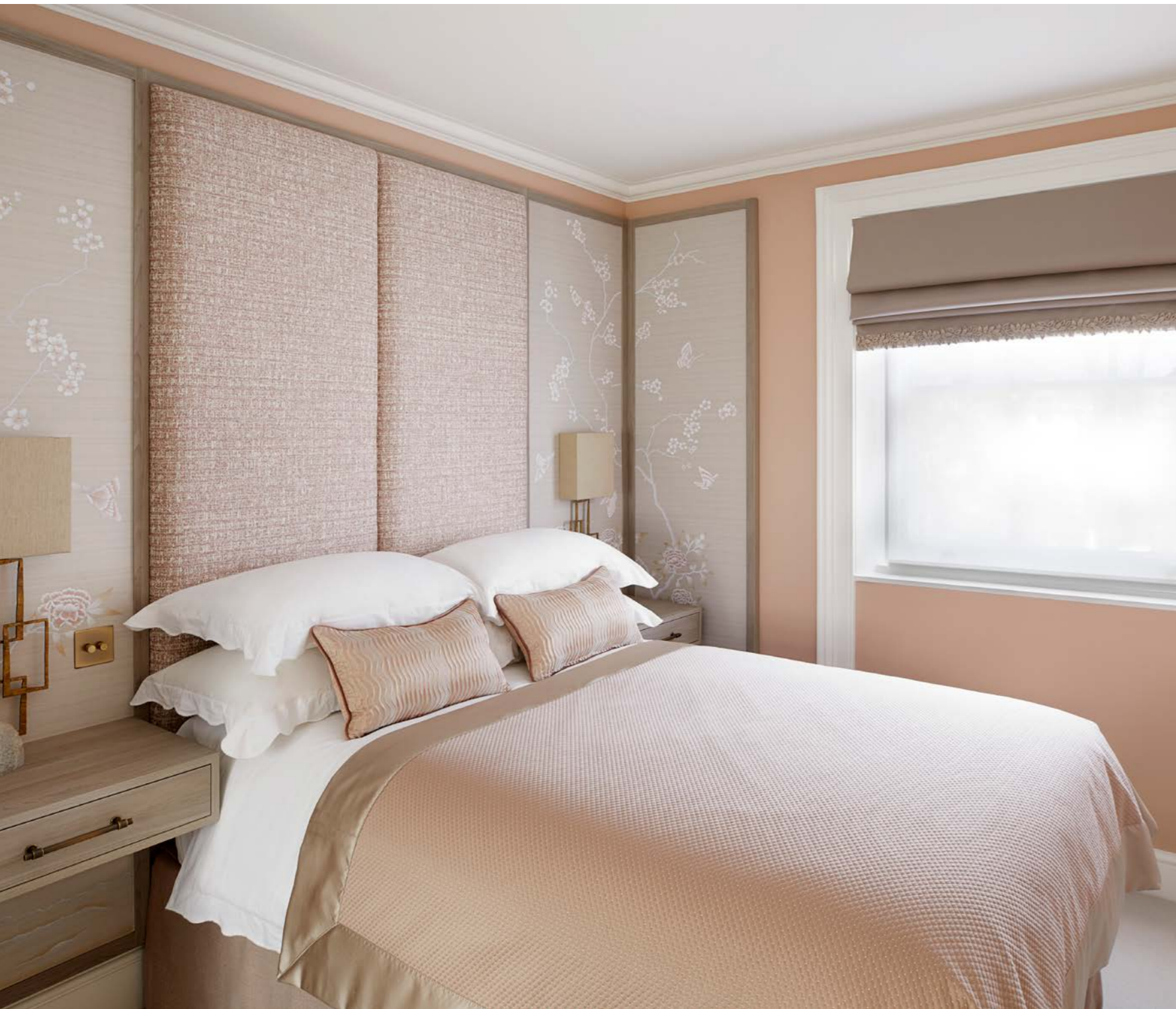
- Partial Underfloor Heating
- Four Storage Vaults
- Wine Cellar
- Residents Parking
- Residents Only Access to Private Gardens
- Moments from Gloucester Gate Playground



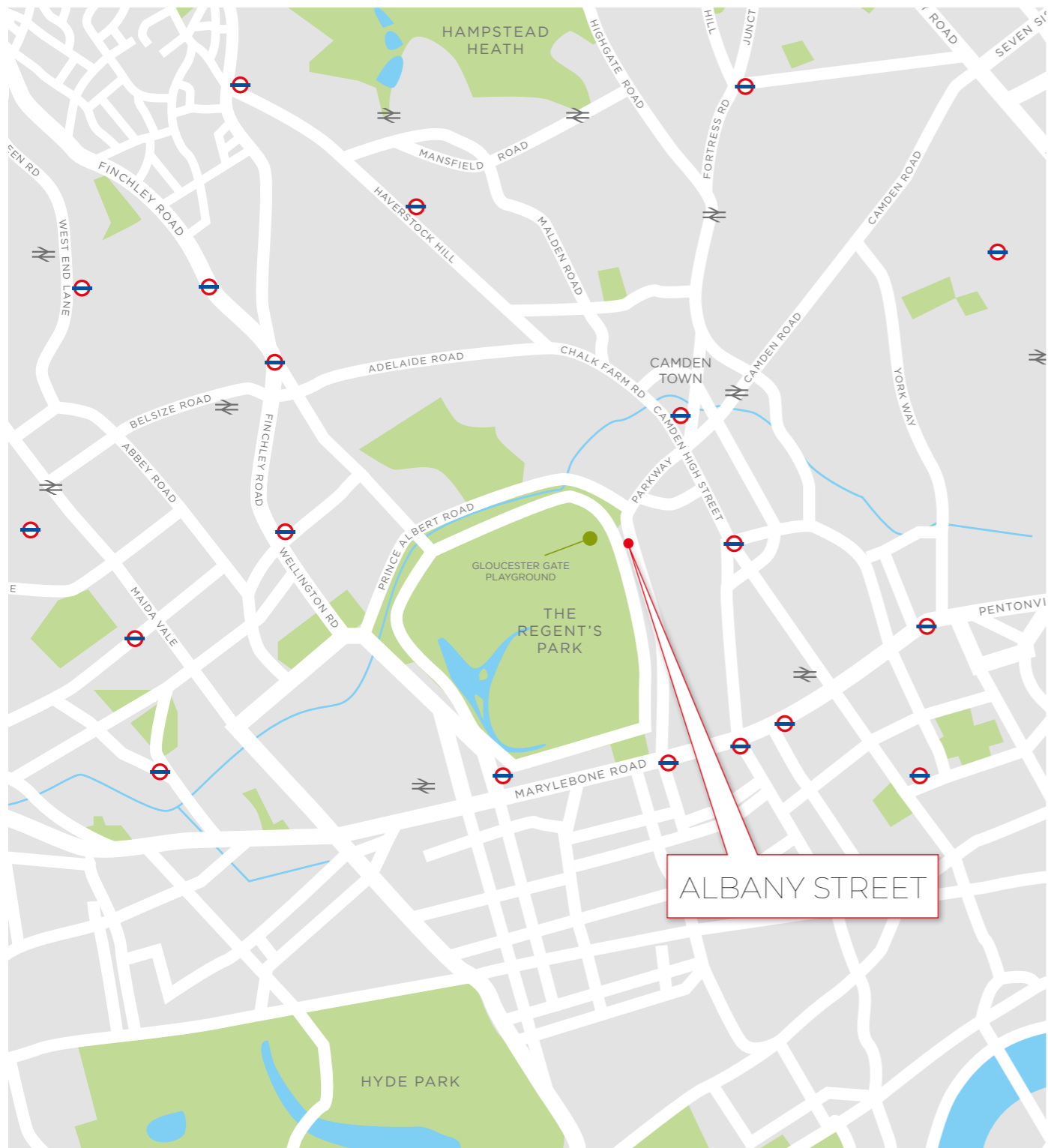


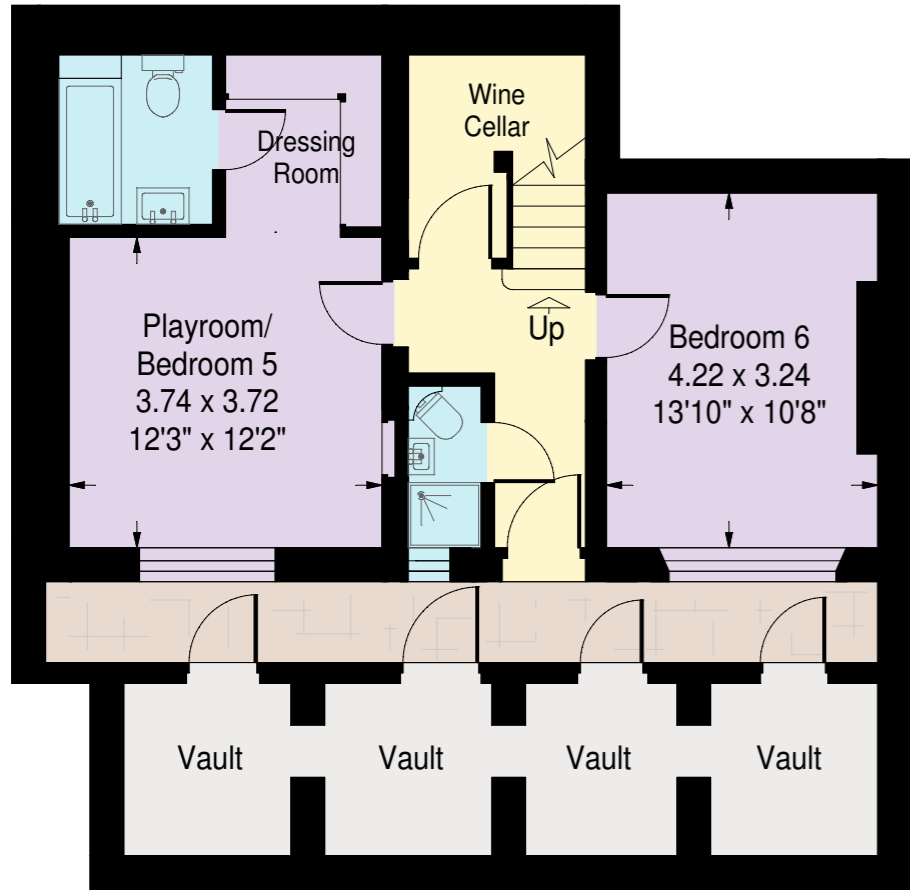
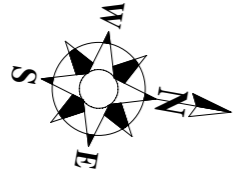






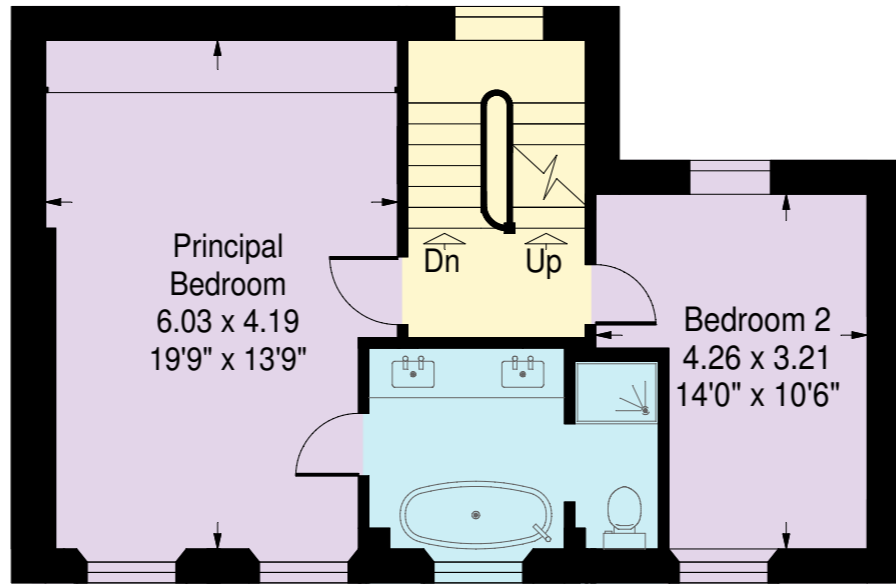




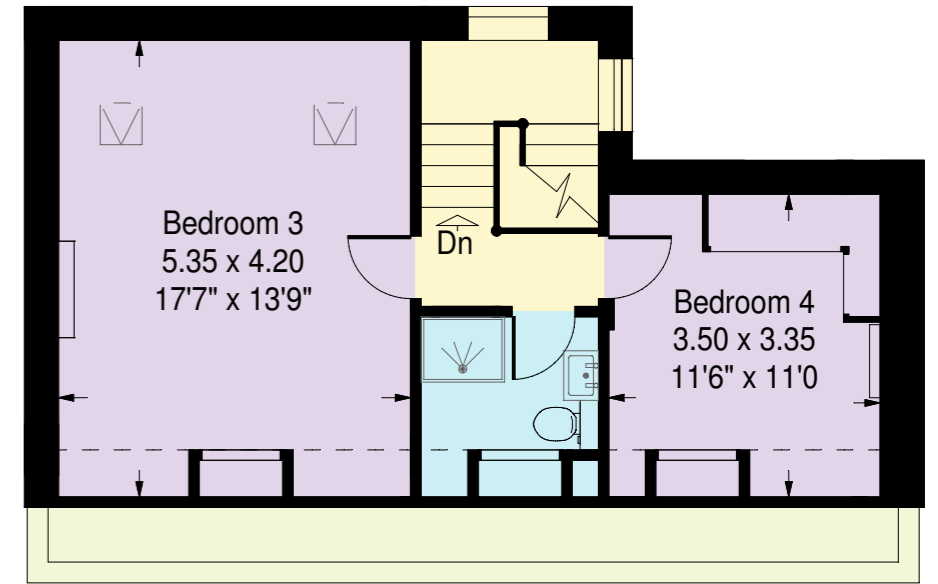


LOWER GROUND FLOOR

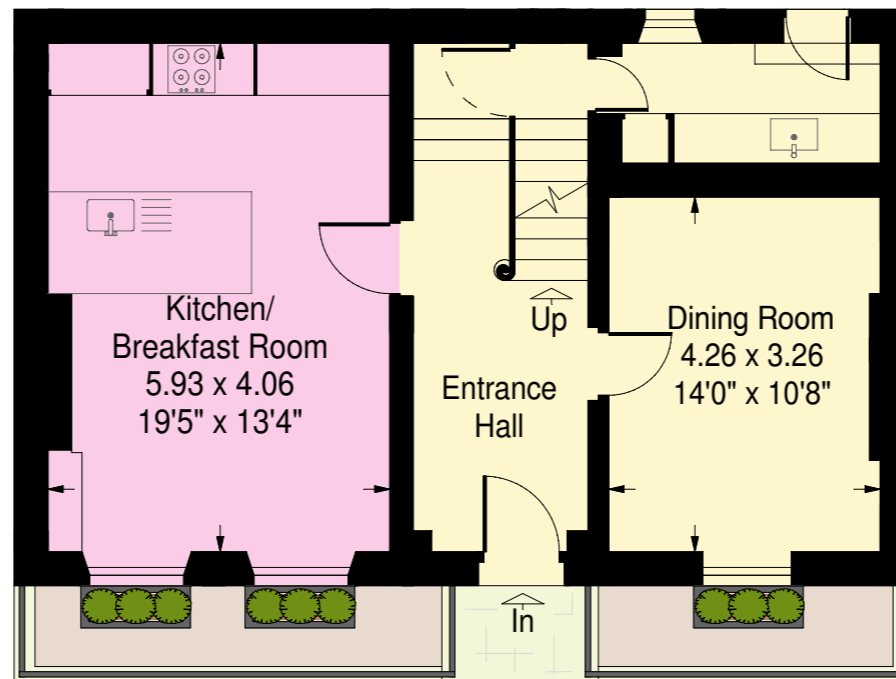
APPROXIMATE GROSS INTERNAL AREA
 3,250 sq.ft / 302 sq.m
 (Including restricted height area & vaults
 257 sq.ft / 23.9 sq.m)



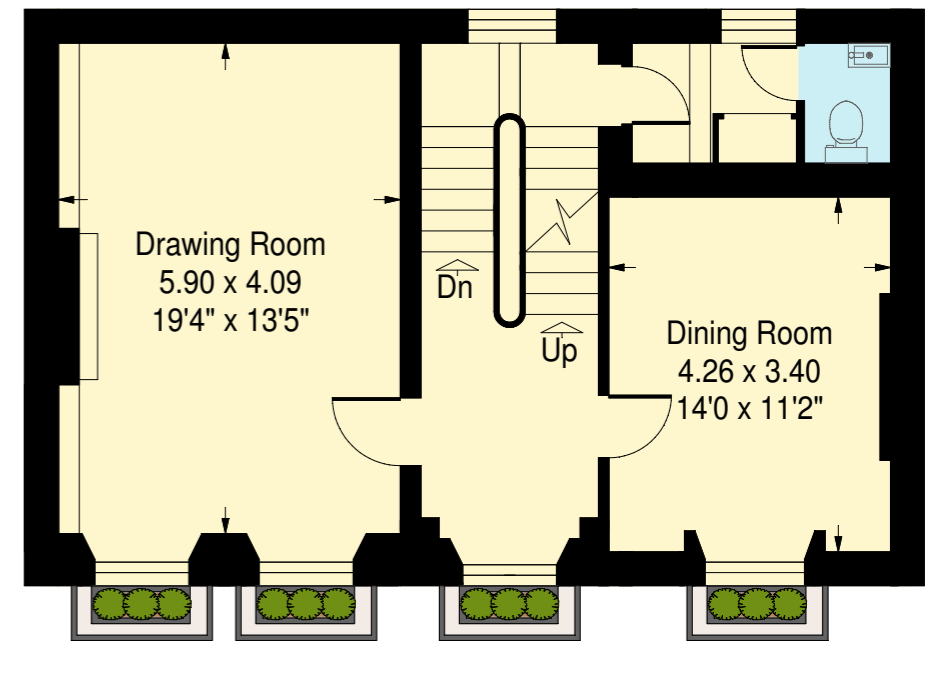
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

CROWN ESTATE LEASE: 150 YEARS

GROUND RENT: PEPPERCORN

CROWN ESTATE PAVING COMMISSION RATE: £1,334.02 FOR YEAR ENDING 31 MARCH 2023

ASKING PRICE: £4,500,000

COUNCIL TAX: CAMDEN (BAND H)

JOINT SOLE AGENTS

 **BEAUCHAMP
ESTATES**

sjw@beauchamp.com
+44 (0) 20 7722 9793

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.