



Studio

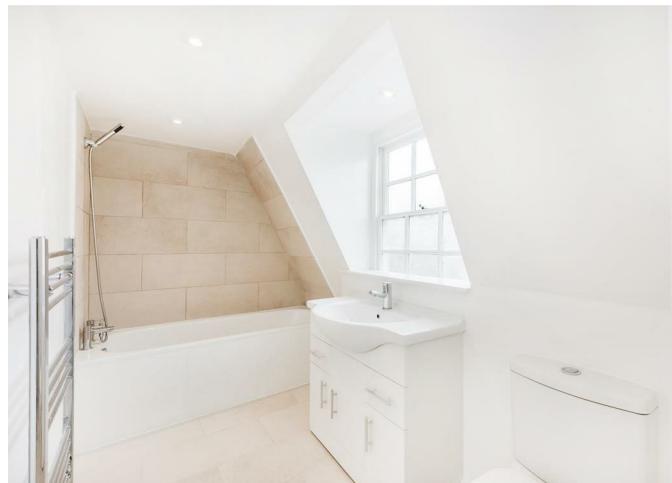
**40, DELANCEY  
STREET, NW1 7RY**

Per Calendar  
**£1,750**

Available: 2nd May 2024

#### FEATURES

- Beautiful Studio Flat
- Idyllic homely street/area
- Moments from Regents Park
- Fantastic Location
- Charming Victorian Building
- Modern Finish



**Huddletons**

# 0 Bedroom Studio located in London

Huddletons are excited to offer this cosy and bright studio flat moments from London's Regents Park and Camden Town Station.

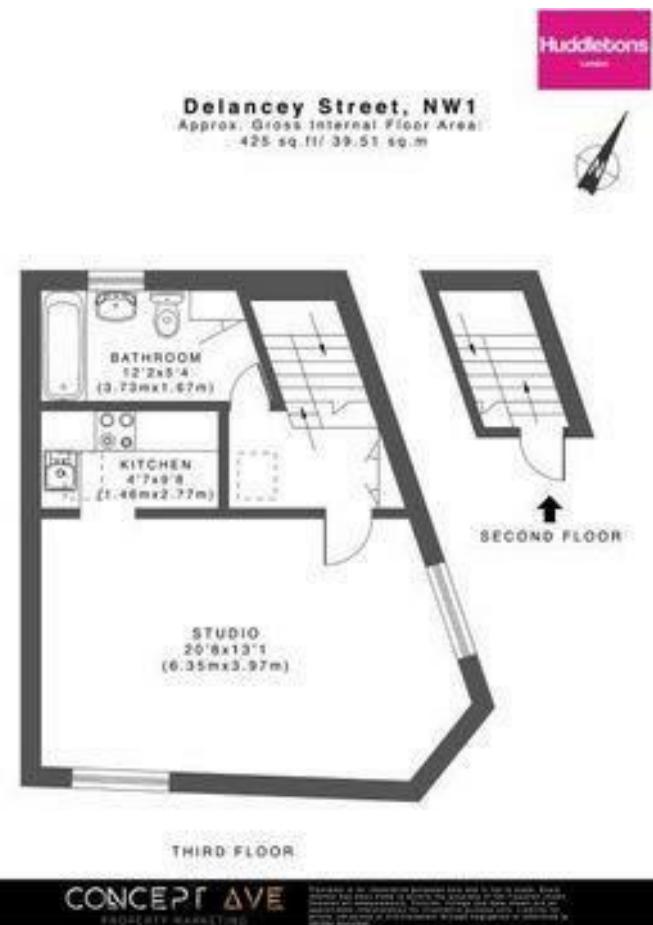
Call us on

**0207 205 4411**

[info@huddletons.com](mailto:info@huddletons.com)

<http://www.huddletons.com>

**Council Tax Band**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Huddletons