



## Delancey Street

London NW1 7NP

£599,950

Set within a Grade II listed Georgian building in an ideal location, a brief stroll from Regents Park, a spacious, light-filled one double-bedroom apartment with private balcony offering a bright and airy living space, presented in wonderful condition having been recently refurbished to a very high standard.

High ceilings and full-length sash windows in the living area accentuate the sense of openness, enhanced by the convenience of an open-plan luxury kitchen with a full complement of fitted appliances.

The generously sized bedroom has plenty of storage, is peacefully situated at the rear of the building and features patio doors that lead to a private, south-facing balcony with a lovely, unobstructed aspect over neighbouring gardens, perfect for enjoying outdoor relaxation or entertaining. The well-appointed bathroom has both tub and shower and the taps are fitted with water softeners.

The apartment is conveniently situated close to Camden High Street with its world famous, eclectic mix of shopping and entertainment options as well as the tube at Camden and Mornington Crescent (both Northern Line) offering convenient access to the city and West End. The open spaces of Regent's Park and Primrose Hill are only a short stroll away.

- Fabulous period flat
- Large Bright and Spacious Reception
- large double bedroom
- Private south-facing terrace
- Ideally located for Regents park
- Tall ceilings, large windows, excellent levels of light
- Ample Storage
- Council Tax band D
- Leasehold 984 years remaining
- Service charge £2400 per annum

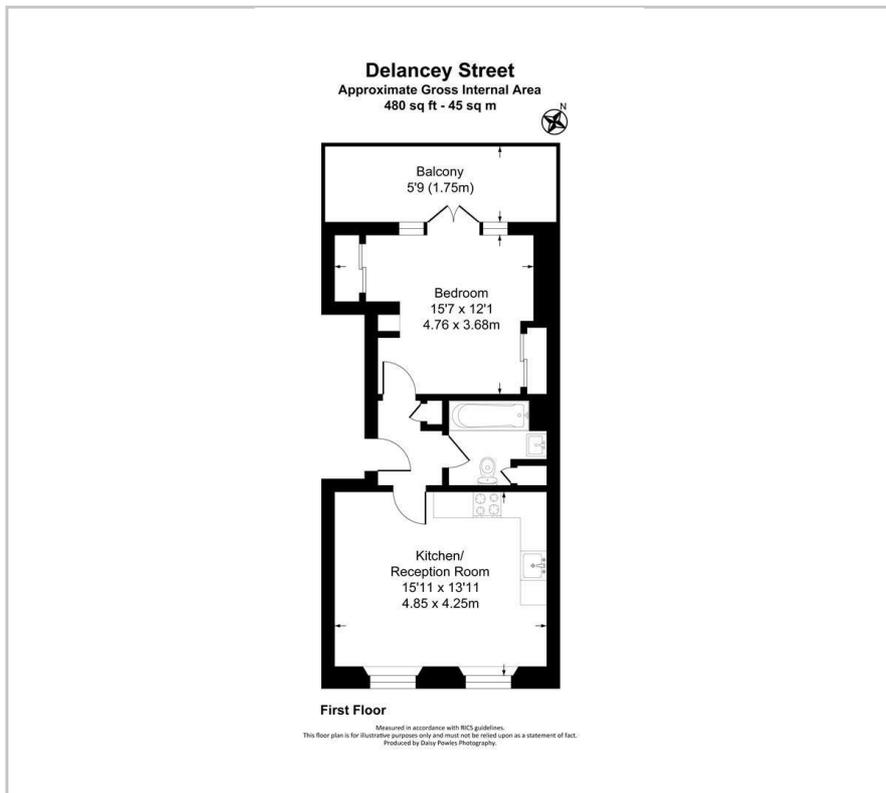
### Viewing

Please contact our Kentish Town Lettings Office on 0207 482 4488

if you wish to arrange a viewing appointment for this property or require further information



## Floor Plan



## Area Map



## Energy Efficiency Graph



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