



A Rarely Available Grade 2 Listed House Adjacent
to Regent's Park

ALBANY STREET,

MARYLEBONE, NW1

Guide Price
£1,700,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price
£1,700,000

Square Footage
2200

Council Tax Band
G

EPC
D

Tenure
Leasehold

Please note this house has a 24-year lease. Please call the agent for more information.

This elegantly appointed Georgian home spans five floors within a Grade II listed property, ideally positioned on the outskirts of Regent's Park. Designed by the renowned John Nash, the residence offers spacious and well-proportioned interiors, featuring two inviting reception rooms perfect for entertaining. The lower level hosts a thoughtfully arranged kitchen and breakfast room, accompanied by characterful vaulted storage areas. The upper floors boast three bright and airy bedrooms, providing a serene retreat.

Nestled on Albany Street, on the eastern fringe of Regent's Park, the home enjoys a prime location between Marylebone Road and Gloucester Gate. The vibrant atmosphere of Primrose Hill Village, with its array of boutiques, cafés, and restaurants, is just a short stroll away. Excellent transport connections at Great Portland Street and Camden Town ensure effortless access to the rest of London.

FEATURES

Three Bedrooms

Two Reception Rooms

Four Bathrooms

Residents Parking

Terraced

Good decoration

Period

LOCATION

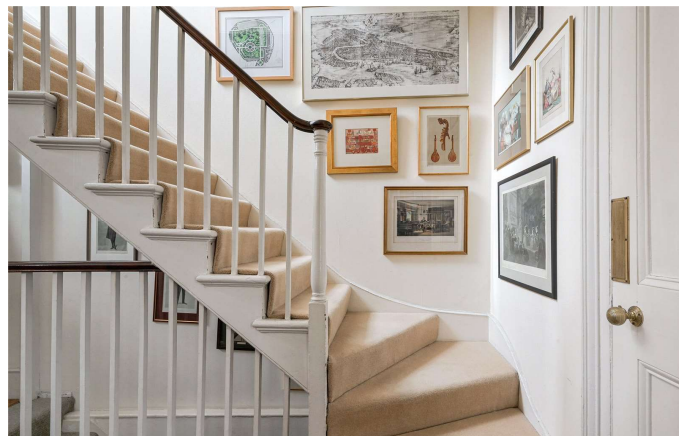


MARYLEBONE SALES

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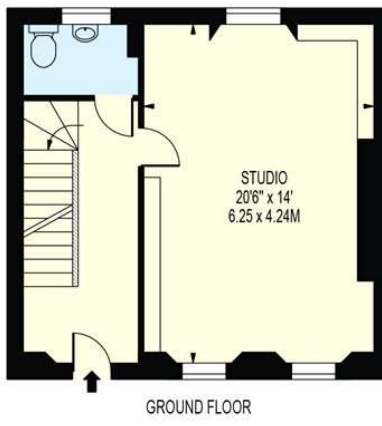
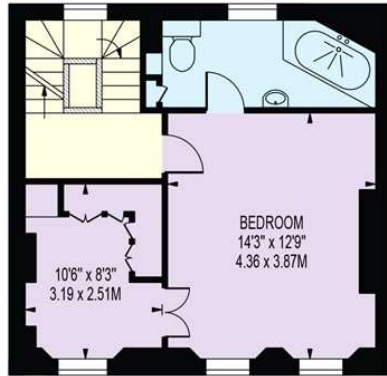
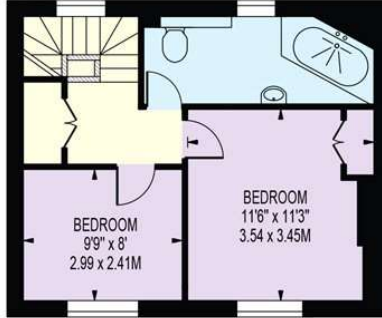
FLOORPLAN

ALBANY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2022 SQ FT - 187.86 SQ M

(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 49 SQ FT - 4.57 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.