

# hotblack desiato

ESTATE AGENTS

DELANCEY STREET, NW1 7SA

£999,950



Set within this boutique development moments away from Regents Park this is a beautifully presented two bedroom, two bathroom, third floor apartment. The accommodation measures approximately 1091sq ft and further comprises a spacious open plan kitchen/living area with integrated appliances and fitted wardrobes in the bedrooms. Additional benefits include, two balconies, wooden flooring throughout, underfloor heating, USB sockets, video entry and lift access. Ideal for someone who wants a modern apartment close to both Camden and Regents Park.

- THIRD FLOOR
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINER
- PRIVATE BALCONIES
- GREAT LOCATION
- Leasehold (992 years remaining)
- Service Charge: £3,900 p/a approx.
- Ground Rent: £250 p/a
- Council Tax: £2345 p/a – Band F
- Approx. Sq Ft: 1,091
- Rental Estimate: £ TBC



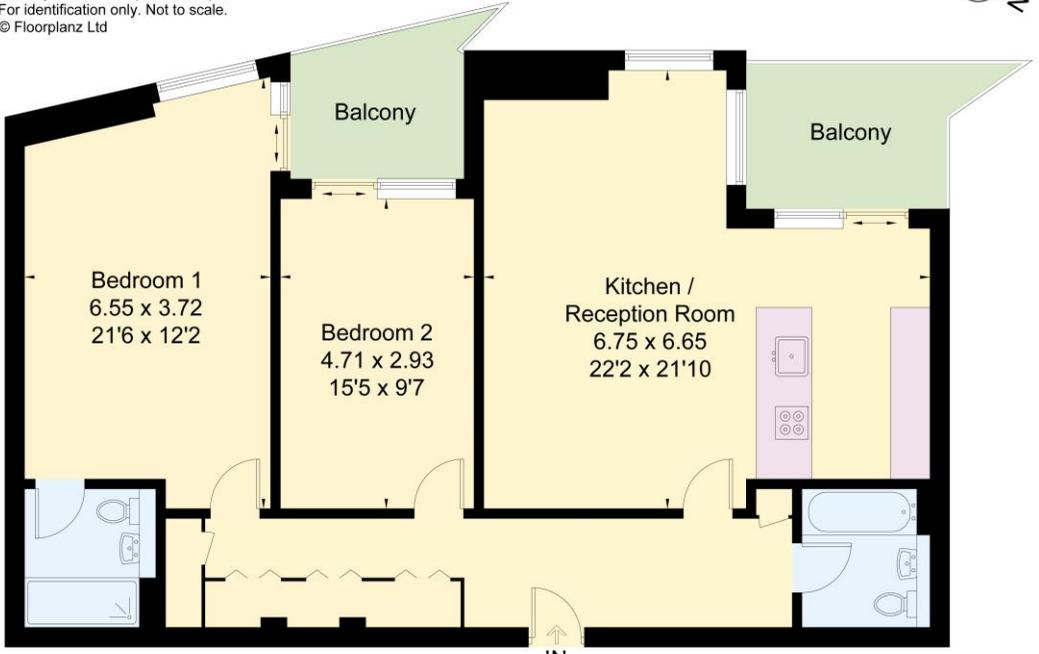
# Delancey Street, Camden, NW1

Gross Internal Area (approx) = 101.4 sq m / 1091 sq ft

Balcony Area = 13 sq m / 140 sq ft

For identification only. Not to scale.

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Third Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87   <b>B</b>	87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## INSIDER'S GUIDE - a perspective from the present owner

Solstice Point sits between the Grade II listed Georgian terraces on Delancey Street and Parkway, less than a five minute walk from buzzing Camden Town station (Northern Line). The road feels quiet and residential, but residents are just minutes from Parkway, a buzzing street jam-packed with shops, restaurants, pubs and bars. Camden market is also just a few minutes' walk away, which runs alongside the picturesque Regent's Canal.



## TRANSPORT LINKS

Camden Town station (Northern Line) is approx. 0.2 miles away.

Camden Road station (Overground) is approx. 0.5 miles away.

Mornington Crescent station (Northern Line) is approx. 0.5 miles away.

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