



## A well-presented two bedroom apartment set within a beautiful red brick terrace

**Colosseum Terrace, Albany Street, London, NW1**

£850,000 Leasehold (126 years remaining)



Well presented apartment • Grade II listed building • A large reception room • Two good sized bedrooms • Superb ceiling volume throughout

#### Local Information

Colosseum Terrace is situated on Albany Street which is adjacent to the eastern side of Regent's Park. The Park itself is 0.2 miles away and the nearest tube is Great Portland Street underground station (Bakerloo Line Zone 1), which is 0.3 miles away.

#### About this property

A well-presented two bedroom apartment situated on the second floor of a Grade II listed red brick terrace next to Regent's park. The property has been finished to a good standard and benefits from excellent ceiling volumes throughout. Comprising of two good sized bedrooms, a family bathroom a guest cloakroom and a balcony.

#### Tenure

Leasehold (126 years remaining)

#### Local Authority

Camden

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regent's Park Office.

Telephone: +44 (0) 20 3043 3600.





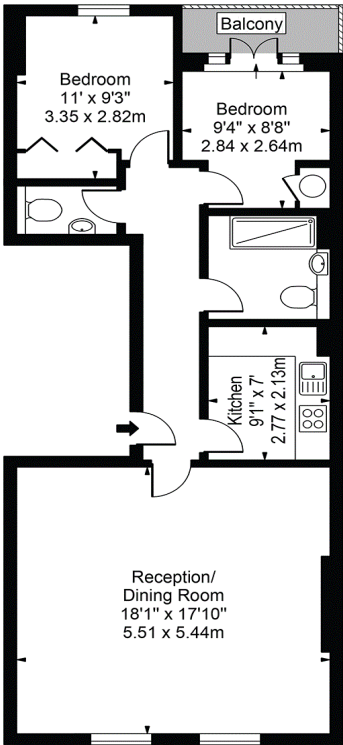


Colosseum Terrace, Albany Street, London, NW1  
Gross Internal Area 726 sq ft, 67.4 m²


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Colloseum Terrace  
Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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