

# Colosseum Terrace, Camden



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**Presented in excellent decorative order, an impressive Grade II listed lower ground floor apartment.**

Set within a prestigious red brick terrace located only moments away from Great Portland Street, and the local amenities that are offered.

The apartment benefits from its own separate entrance and comprises: sitting/dining room, additional snug/home office, kitchen, double bedroom, family bathroom and principal bedroom with en-suite shower room and conservatory that leads through to the garden.

The private outside space is westerly facing in orientation and residents' parking is available.



**Location**

Colosseum Terrace is located on Albany Street on the eastern side of The Regent's Park. Positioned within easy reach of the park, and both Regents Park (0.3miles) and Great Portland Street (0.2miles) underground stations.

Postcode region: NW1

**General**

Tenure: Leasehold 150 years (less 11 days) from 10 October 1993

Local Authority: Camden

Council Tax: Band G

EPC Rating: C

Service Charge: £2,604 per annum

Ground Rent: £500 per annum

Parking: Residents parking CA-G

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,069 sq ft (99 sq m)**

**2 bedrooms**

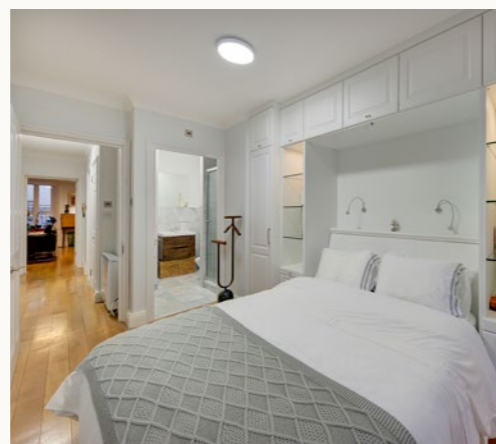
**Sitting/dining room**

**Conservatory**

**Westerly facing garden**

**Leasehold**

**Guide price £1,295,000**

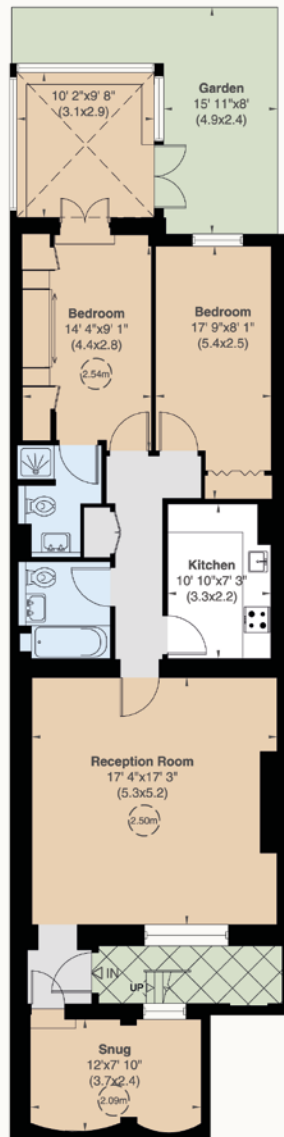


# Colosseum Terrace, NW1

Gross internal area (approx.)

99 Sq m (1069 Sq ft)

For identification only, Not to Scale



Lower Ground Floor

For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## Strutt & Parker Hampstead

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