



St. Augustines Road

London, NW1

Guide Price £2,750,000

Full of light and period charm, this magnificent four bedroom family home is offered in very good condition - complete with a separate studio and a stunning rear garden. This fantastic property has been very well-maintained and lovingly restored by the current owners to create a wonderful home that is the perfect example of understated elegance. Desirably located a short walk from the amazing amenities of Kings Cross; the property offers generously proportioned rooms throughout and a very good layout. Accommodation offers a very spacious double reception with garden views, four bedrooms, four bathrooms, utility room, separate WC, excellent storage, bike store, side access and also private side entrance. Furthermore, there is separate studio flat to the front of the house which would make the perfect guest house or could be rented out to create an income stream. *Being sold chain-free*

CHESTERTONS



St. Augustines Road

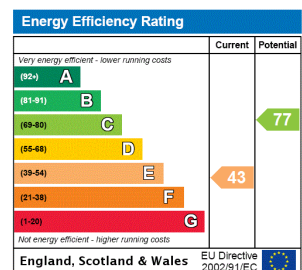
London, NW1

- Wonderfully bright
- Chain-free
- Four double bedrooms
- Separate studio
- Excellent location
- Stunning double reception



St. Augustines Road, situated in the Camden Square Conservation Area, is a quiet street due to the area being cut-off to through traffic. It is in very close proximity to the fantastic amenities of both Kings Cross and Camden Town. Granary Square offers a vast array of shops, bars, and restaurants as you stroll through to catch the Eurostar. In the catchment area for Camden School for Girls.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Camden
Council Tax Band: G



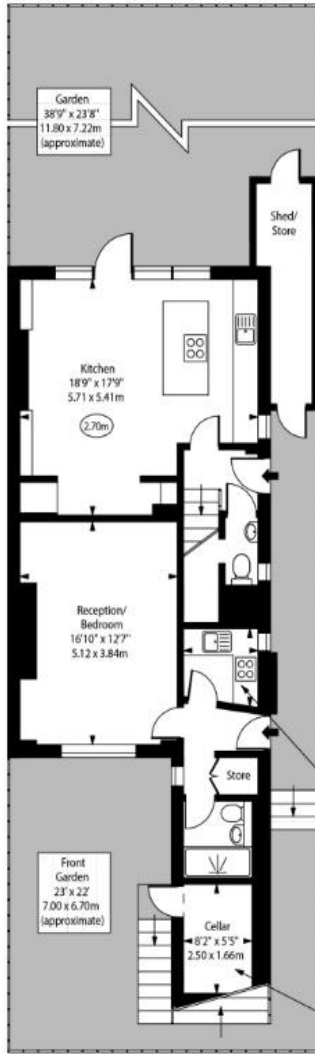
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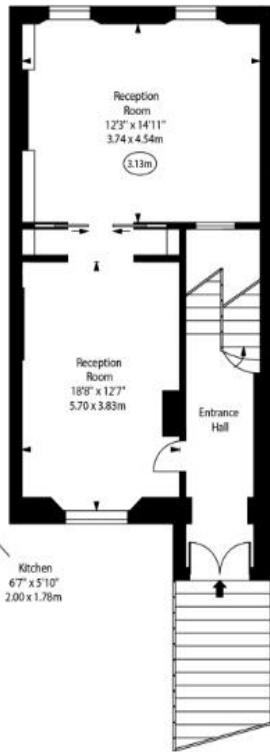
St Augustines Road



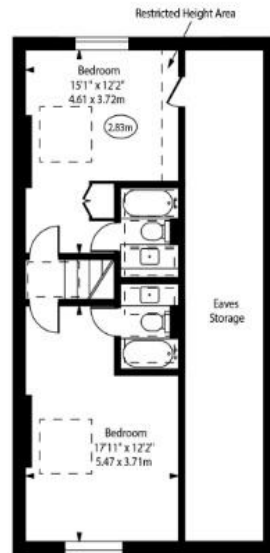
○ - Ceiling Height



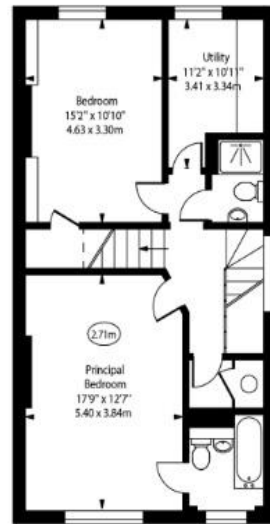
Lower Ground Floor
Gross Internal Area - 717 Sq Ft - 66.61 Sq M



Raised Ground Floor
Gross Internal Area - 705 Sq Ft - 65.49 Sq M



Second Floor
Gross Internal Area - 696 Sq Ft - 64.66 Sq M



First Floor
Gross Internal Area - 696 Sq Ft - 64.66 Sq M

Approx Gross Internal Area 2565 Sq Ft - 238.29 Sq M
(Excluding Cellar & Shed/Store)

Approx. Floor Area Including Restricted Heights 2814 Sq Ft - 261.42 Sq M
(Including Eaves Storage)
(Excluding Cellar & Shed/Store)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 023360J

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