



# St. Pauls Mews

London, NW1

Asking Price £1,100,000

A wonderfully bright, three double bedroom, mews house with off-street parking and private south facing garden, situated in a secure gated cobbled mews at the top of the Kings Cross development area.

This delightful property is set over three floors and boasts in excess of 1350 sq ft. All the rooms are generously proportioned and well laid out. There is one bathroom, one shower room, plus an additional WC, good storage and a garage. Being sold chain-free.



# St. Pauls Mews

London, NW1

- Three double bedrooms
- Garage
- Secure, gated mews
- Chain-free
- Excellent location
- Private garden



Set within a quiet gated community, it is ideally located in close proximity to Kings Cross and the fantastic Granary Square which boasts a vast array of shops and cafes/restaurants. Transport links are superb with Kings Cross and St Pancras nearby. This property is surrounded by outstanding schools such as Camden School for Girls, Cavendish School, Northbridge House, Hawley Infant School and St Mary Magdalene Academy.

**Tenure:** Freehold  
**Service Charge:** £1400 per annum  
**Ground Rent:** £0  
**Local Authority:** London Borough of Camden  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

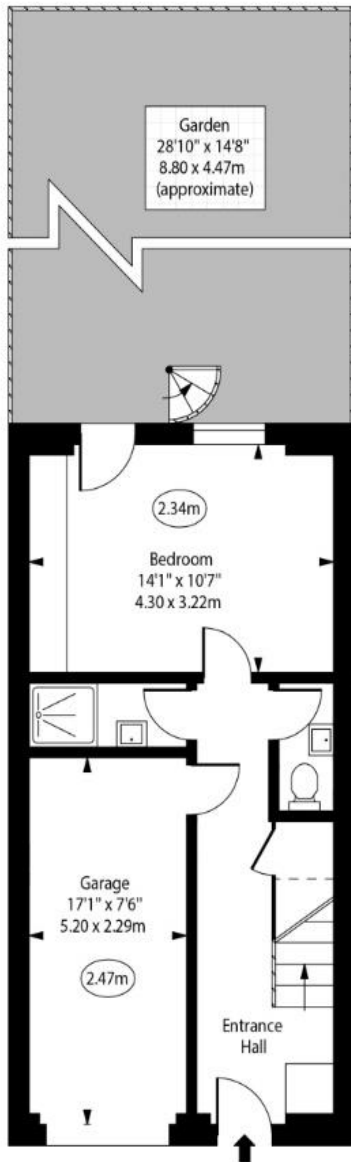
**Chestertons Camden & Kentish Town Sales**

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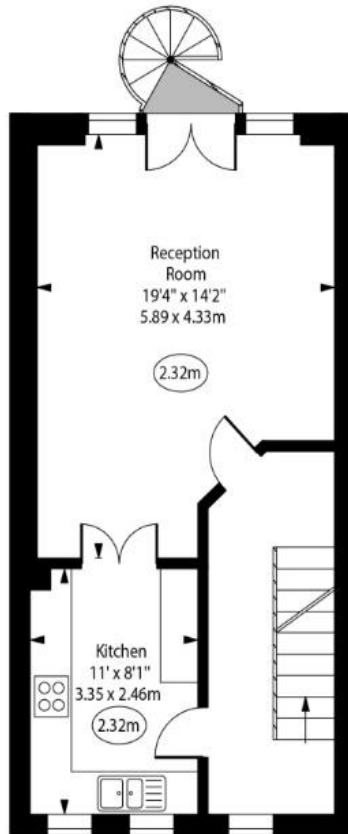


○ - Ceiling Height



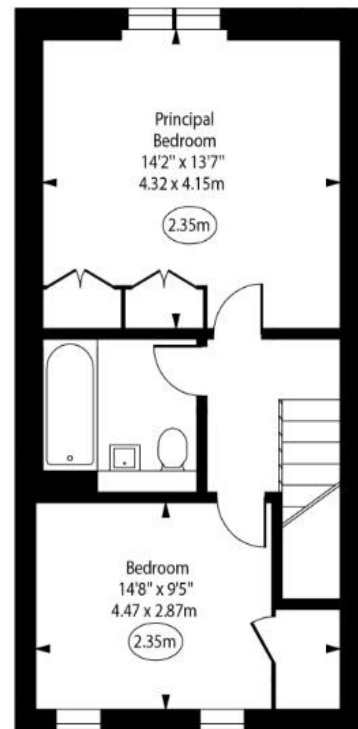
Ground Floor

Gross Internal Area - 455 Sq Ft - 42.27 Sq M



First Floor

Gross Internal Area - 450 Sq Ft - 41.80 Sq M



Second Floor

Gross Internal Area - 450 Sq Ft - 41.80 Sq M

**Approx Gross Internal Area 1355 Sq Ft - 125.88 Sq M**  
(Including Garage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023550R

