St. Pauls Mews

London, NW1

Guide Price £1,250,000

A very stylish and wonderfully bright, three double bedroom, mews house with off-street parking and private southerly 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 has had many enhancements over the past couple of years. These include a bespoke kitchen, new windows, and beautiful wooden flooring throughout. It offers a family bathroom, an additional shower room and good storage. Being sold chain-free.

CHESTERTONS

St. Pauls Mews
London, NW1

- Three bedrooms
- Two bathrooms
- Off-street parking
- Freehold
- Close to Kings Cross
- In excellent condition

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 just 0.9 miles away. 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: £0
Ground Rent: £0
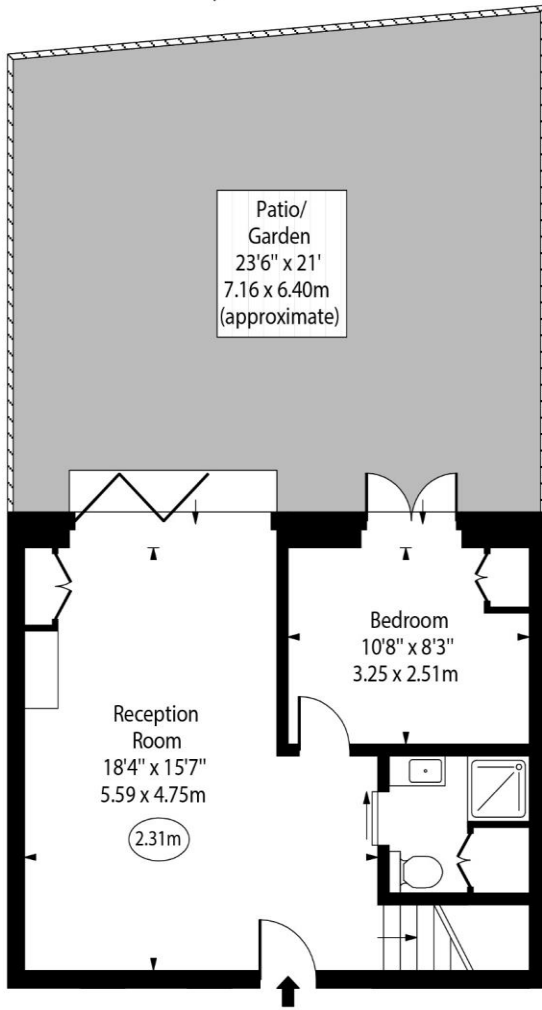**Local Authority:** London Borough Of Camden
Council Tax Band: G

Chestertons Camden & Kentish Town Sales

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St Pauls Mews
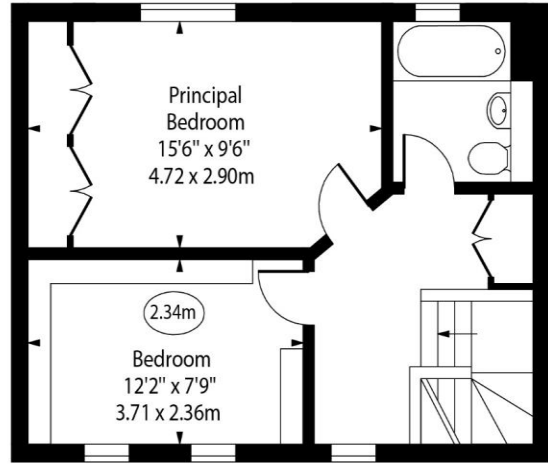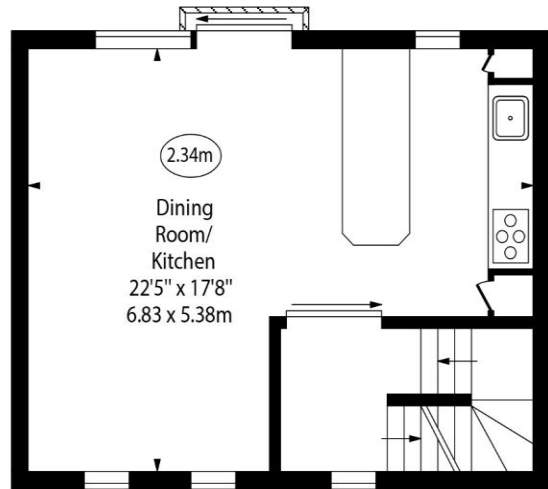
◯ - Ceiling Height

Patio/ Garden
23'6" x 21'
7.16 x 6.40m
(approximate)

Principal Bedroom
15'6" x 9'6"
4.72 x 2.90m

(2.34m)

Bedroom
12'2" x 7'9"
3.71 x 2.36m

Second Floor
Gross Internal Area - 400 Sq Ft - 37.16 Sq M

Bedroom
10'8" x 8'3"
3.25 x 2.51m

Reception Room
18'4" x 15'7"
5.59 x 4.75m

(2.31m)

Dining Room/ Kitchen
22'5" x 17'8"
6.83 x 5.38m

(2.34m)

Ground Floor
Gross Internal Area - 410 Sq Ft - 38.09 Sq M

First Floor
Gross Internal Area - 400 Sq Ft - 37.16 Sq M

Approx Gross Internal Area   1210 Sq Ft - 112.41 Sq M

For Illustration Purposes Only - Not To Scale
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