



# St. Augustines Road

London, NW1

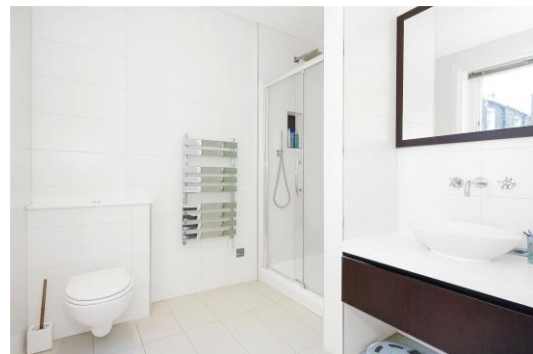
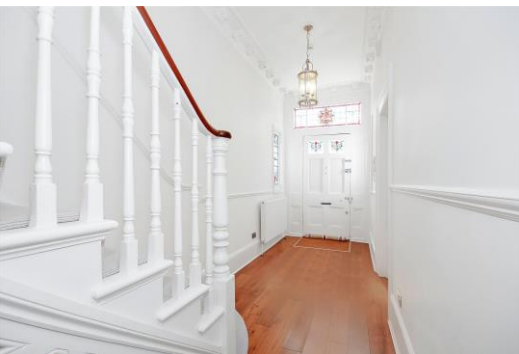
Asking Price £2,800,000

Full of light and period charm, this wonderful six bedroom family home is offered in good condition and is chain-free. It boasts in excess of 3300sq ft and generously proportioned rooms throughout.

Desirably located a short walk from the amazing amenities of Kings Cross; the property offers generously proportioned rooms throughout and a very good layout.

It comprises of six bedrooms, four bathrooms, double reception, very large kitchen/dining area and lots of period features. Furthermore, there is a separate WC and a utility room.





## St. Augustines Road

London, NW1

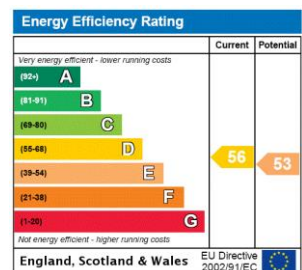
- Six bedrooms
- Four bathrooms and separate WC
- Chain-free
- In the catchment for Camden School for Girls
- In excess of 3300sq ft
- Private west facing garden





St. Augustines Road, situated in the Camden Square Conservation Area, is a quiet street due to the area being low on 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:** Camden  
**Council Tax Band:** H



*Chestertons Camden & Kentish Town Sales*

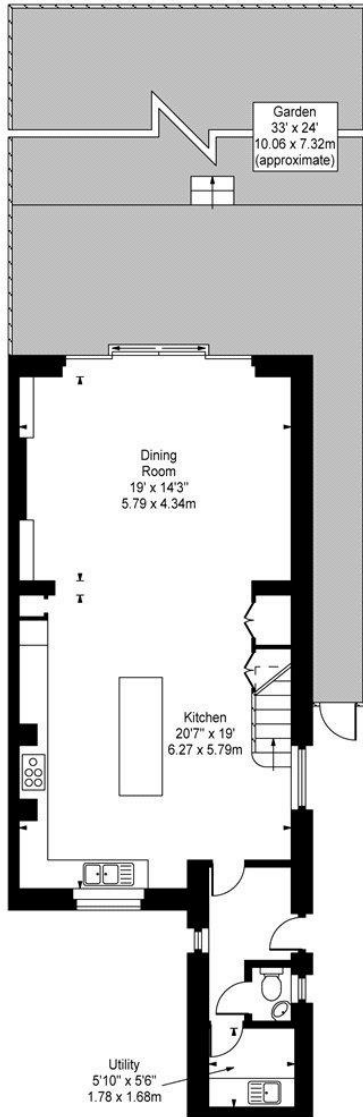
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 Camden  
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 NW1 7PP  
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**St Augustines Road,  
Camden**

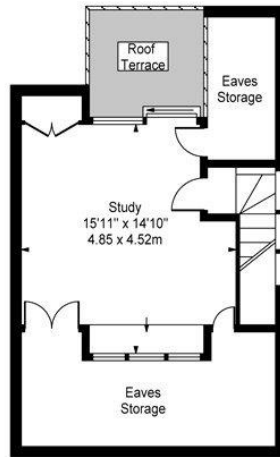


- Ceiling Height



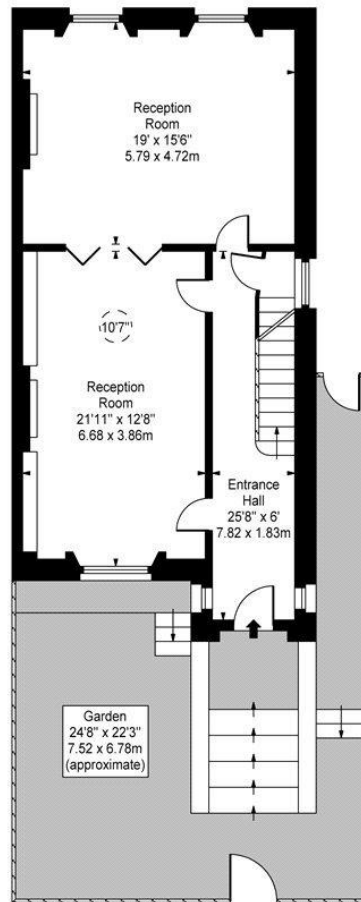
**Lower Ground Floor**

Gross Internal Area - 778 Sq Ft - 72.28 Sq M



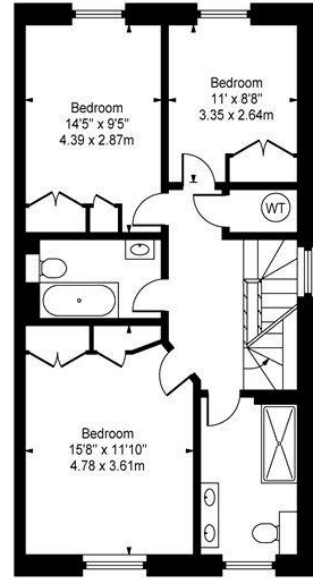
**Third Floor**

Gross Internal Area - 442 Sq Ft - 41.06 Sq M



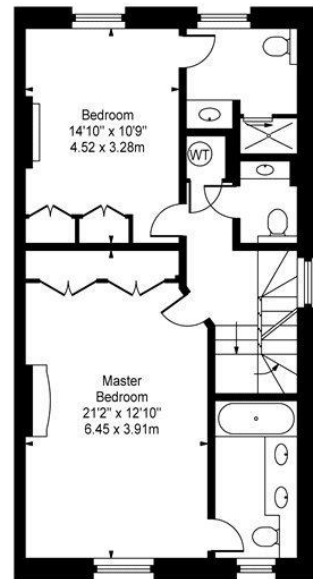
**Ground Floor**

Gross Internal Area - 734 Sq Ft - 68.19 Sq M



**Second Floor**

Gross Internal Area - 708 Sq Ft - 65.77 Sq M



**First Floor**

Gross Internal Area - 708 Sq Ft - 65.77 Sq M

**Approx Gross Internal Area 3370 Sq Ft - 313.07 Sq M**

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 010186K

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