



St Pauls Crescent

London, NW1

Asking Price £1,300,000

A bright and stylish four bedroom house currently arranged as two separate flats, situated in a privately gated development within close proximity to Kings Cross and Camden Town. The ground floor flat has been beautifully refurbished, comprising of a large open plan kitchen, dining and living space, sleeping area and modern shower room. The first and second floor flat features a spacious reception and kitchen area leading directly out onto a balcony and a bedroom with patio doors leading to a small outside walled terrace area. Upstairs you'll find the principal bedroom with an ensuite shower room, a well proportioned third bedroom and a family bathroom.

CHESTERTONS



St Pauls Crescent

London, NW1

- Excellent location
- Gated mews development
- Off-street parking
- Terrace and a balcony
- Very well presented



The property comes with off-street parking. This fabulous location is defined by the regeneration of King's Cross, giving access to the Eurostar, with Granary Square and Coal Drops Yard providing a modern restaurant and boutique shopping experience. The excellent shopping and transport facilities of Camden and Kentish Town are in close proximity, with the property in the catchment area for sought after Camden School for Girls.

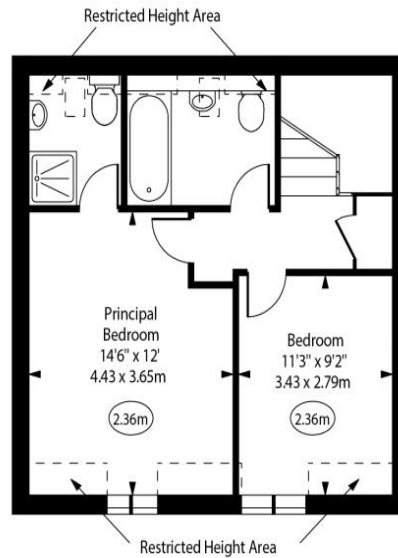
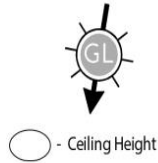
Tenure: Freehold
Service Charge: £590 per annum.
Ground Rent: £0
Local Authority: Camden
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	72	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Camden & Kentish Town Sales

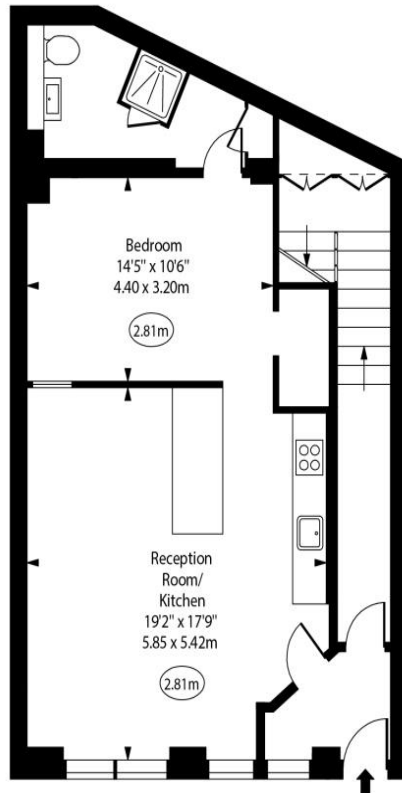
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St Paul's Crescent



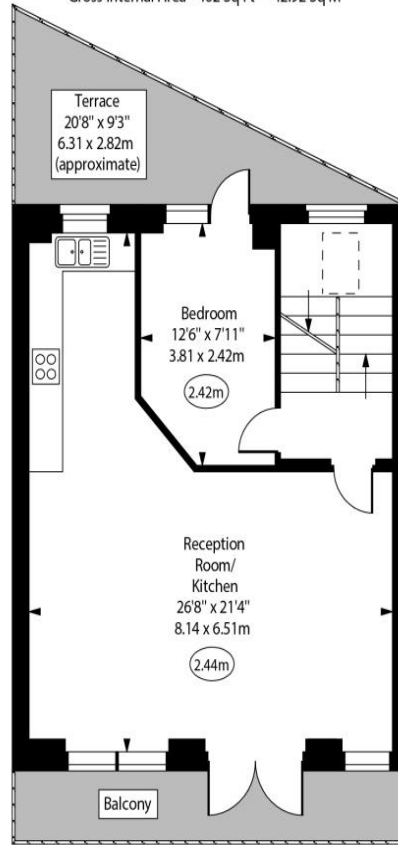
Second Floor

Gross Internal Area - 462 Sq Ft - 42.92 Sq M



Ground Floor

Gross Internal Area - 737 Sq Ft - 68.47 Sq M



First Floor

Gross Internal Area - 573 Sq Ft - 53.23 Sq M

Approx Gross Internal Area

1738 Sq Ft - 161.46 Sq M

Approx. Floor Area Including Restricted Heights

1772 Sq Ft - 164.62 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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