



# St. Pauls Crescent

London, NW1

Guide Price £1,300,000

A charming end of terrace three bedroom house enviably located in close proximity to Kings Cross. Full of delightful period charm, it offers two receptions, three bedrooms, two bathrooms and plenty of outside space in the form a wonderful roof terrace and a good sized rear garden. The latter is accessed via both the kitchen and the reception. Being sold chain-free.



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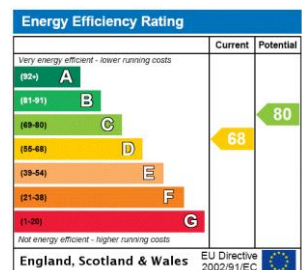
## London, NW1

- Three bedrooms
- Two bathrooms
- Close to Kings Cross
- Roof terrace and garden
- Two receptions



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.

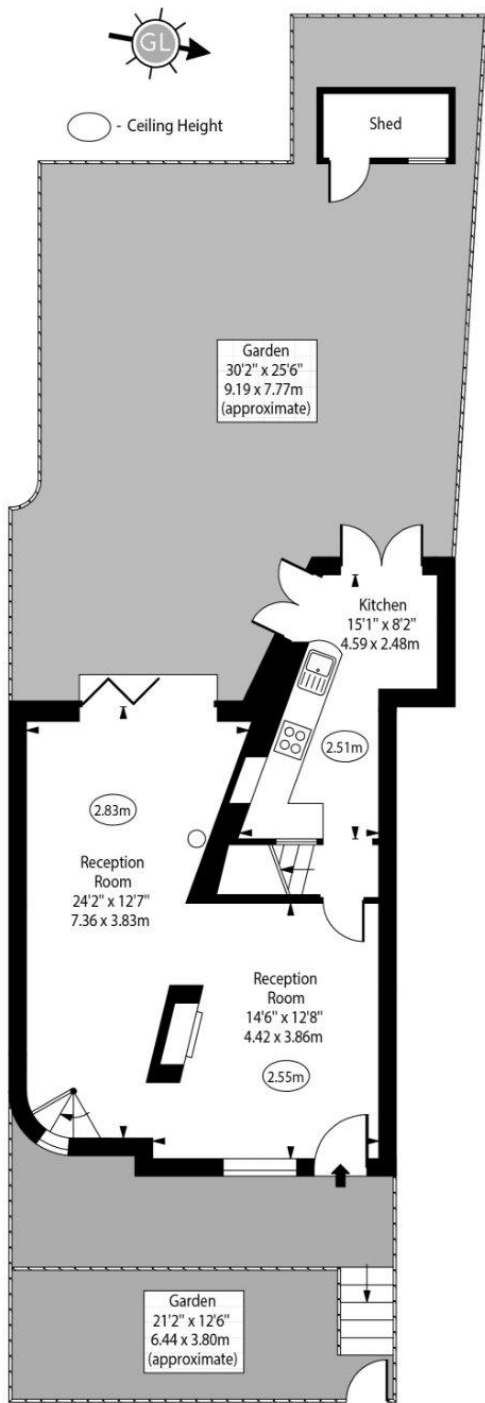
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** D



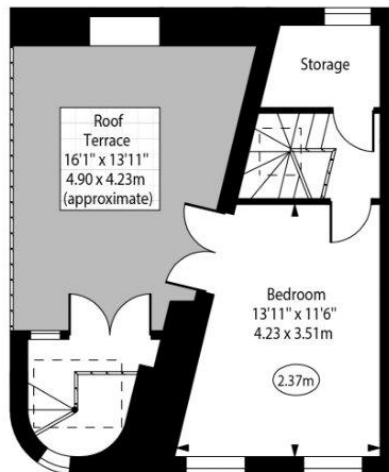
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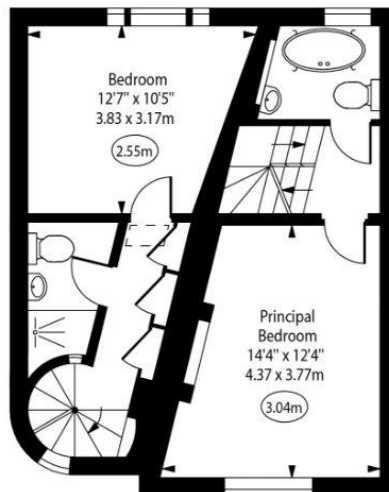
St Pauls Crescent



Ground Floor  
Gross Internal Area - 535 Sq Ft - 49.70 Sq M



Second Floor  
Gross Internal Area - 265 Sq Ft - 24.62 Sq M



First Floor  
Gross Internal Area - 488 Sq Ft - 45.34 Sq M

Approx Gross Internal Area 1288 Sq Ft - 119.66 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 026376R

