

FOR SALE

St Pauls Crescent, Camden, NW1

PRICE £710,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



2 Bedroom



Kitchen



1 Reception



1 Bathroom



No Parking

St Pauls Crescent, Camden, NW1

PRICE £710,000.00

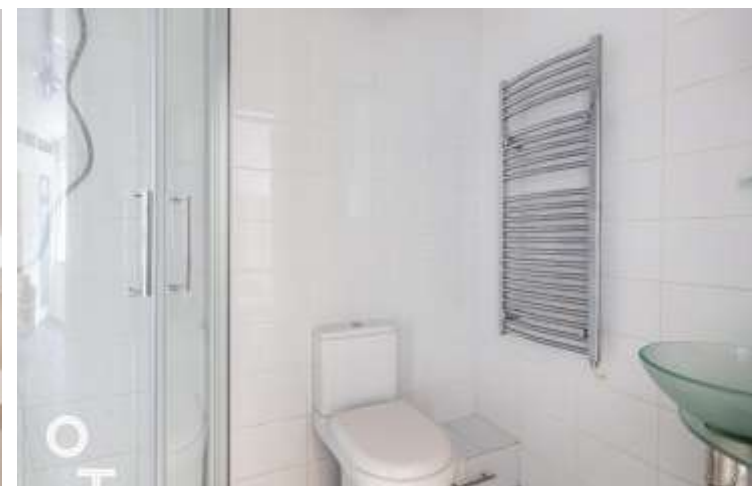
This impressive former design studio extends to almost 1,000 sq ft, offering a rare opportunity to acquire a substantial and characterful property within a quiet, gated artistic community. Accessed via a private street entrance, the home provides a sense of privacy and individuality seldom found in such a central location.

The interior is centred around a generous open-plan living and entertaining space, ideal for both residential use and creative working, with excellent flexibility for living, dining, and studio areas. The proportions throughout are expansive, creating a loft-like feel that enhances natural flow and functionality. The property's layout lends itself equally well to a stylish home, live-work environment, with the significant benefit of a share of freehold. The property provides long-term security and control, making it a compelling proposition for owner-occupiers and investors alike.

Planning permission has been granted for the creation of two bedrooms, the installation of two enlarged windows and an additional third window to the front elevation, together with two glass-brick windows to the rear elevation

The location is exceptional, positioned at the heart of the King's Cross regeneration zone, one of London's most dynamic and transformative districts. Residents are moments from Granary Square, Coal Drops Yard, and the Regent's Canal, offering an outstanding selection of restaurants, cafés, bars, and independent boutiques. King's Cross St Pancras provides unparalleled transport links, including Eurostar, national rail services, and multiple Underground lines, ensuring effortless connectivity across







710,000.00



Share of Freehold



London Borough of Camden



Council Tax Band



EPC Band



2 Bedroom



1 Bathroom



1 Reception



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KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | hello@oliverstown.com

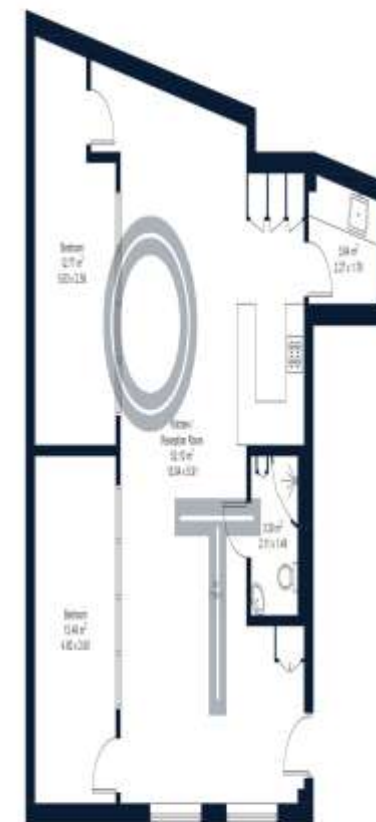
ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | hello@oliverstown.com

St. Pauls Crescent, NW1

Approximate Gross Internal Area = 87.97 m² / 946.90 ft²



Ground Floor



Brought to you by:

OLIVERS TOWN

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
Property
Measurer