



St Pauls Crescent, Camden, NW1

PRICE £710,000.00



2 Bedroom



Kitchen



1 Reception 1 Bathroom



No Parking

St Pauls Crescent, Camden, NW1

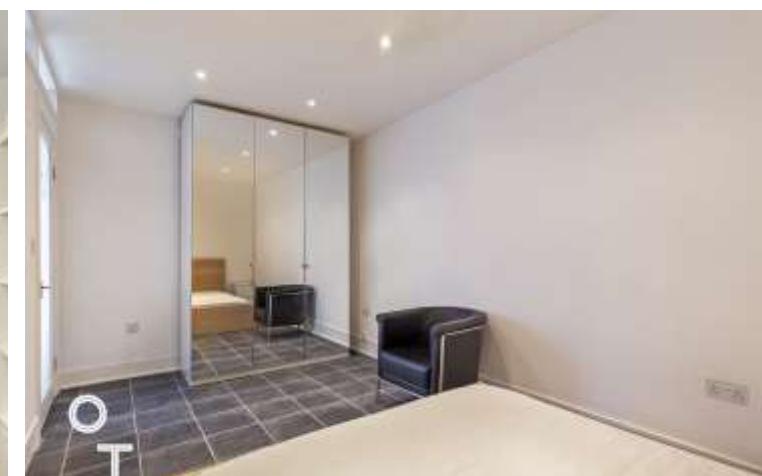
PRICE £710,000.00

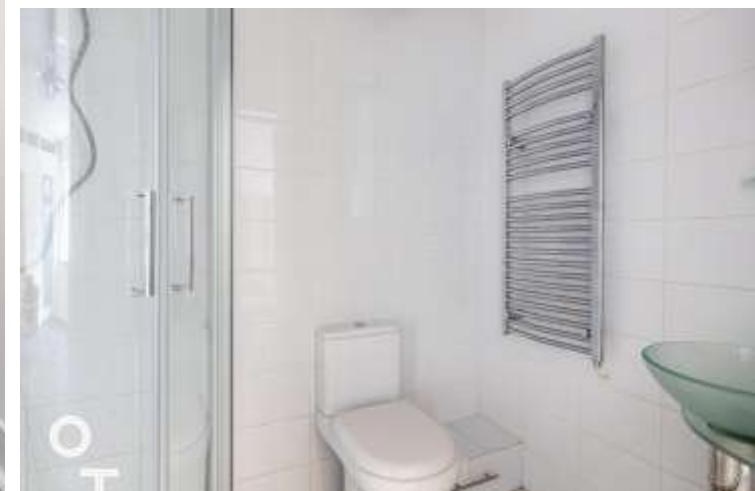
This impressive former design studio extends to almost 1,000 sq ft, offering a rare opportunity to acquire a substantial and characterful property within a quiet, gated artistic community. Accessed via a private street entrance, the home provides a sense of privacy and individuality seldom found in such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





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710,000.00



Share of Freehold



London Borough of Camden



Council Tax Band E



EPC Band



2 Bedroom



1 Bathroom



1 Reception



No Parking

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Approximate Gross Internal Area = 37.97 m² / 946.90 ft²



* Ground Floor



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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 RICS Certified Property Measurer.

