



St Augustine's Road

Camden London NW1 9RN

£1,275,000

An exceptionally fine and very substantial freehold garden maisonette, arranged over the raised ground and garden levels of a Victorian semi-detached villa. Centrally and conveniently situated within the Camden Square Conservation Area the property offers a very substantial 1,310 square feet of accommodation, conveniently arranged and presented to a very high standard throughout, the property retains a good level of period detail and benefits from the sole use of a mature and landscaped rear garden.

On the ground floor, the good size reception room is complemented by a large, modern and well-appointed kitchen, with ample space for a dining table. In turn, this leads on to a large, bright conservatory, which opens on to a very useful study/fourth bedroom. From the hallway are doors to a shower room/WC and a second bathroom/WC housing the washing machine, both very modern and fitted to a high standard.

On the upper level, two good double bedrooms, with a range of fitted storage and a further bedroom with a very appealing double-height mezzanine area.

To the rear is a fabulous private garden of 58 feet, with an open southerly aspect and the great bonus of a professionally constructed garden studio with has power, is double glazed, insulated and perfect for use as a studio or office.

A further most unusual benefit is that the property is sold with the outright freehold of the whole building, both one-bedroom flats above being on long leases.

St Augustine's Rd is a wide, tree-lined side turning to the east of Camden Square, within the Conservation Area and a short distance from the outstanding Camden School for Girls. An excellent range of local shops are nearby at Murray St. Camden Town underground station (Northern Line) and Camden Road station (Overground) are both within easy reach as are the shops and restaurants at King's Cross and Coal Drops Yard

- Exceptional Victorian garden maisonette
- Three good double bedrooms
- Large reception
- Generous size eat-in kitchen
- Study/fourth bedroom
- Bathroom/WC/utility and separate shower room/WC
- 58 foot South easterly garden
- Professionally constructed garden studio 200 square feet
- Outright freehold of the whole building
- Chain-free sale

Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



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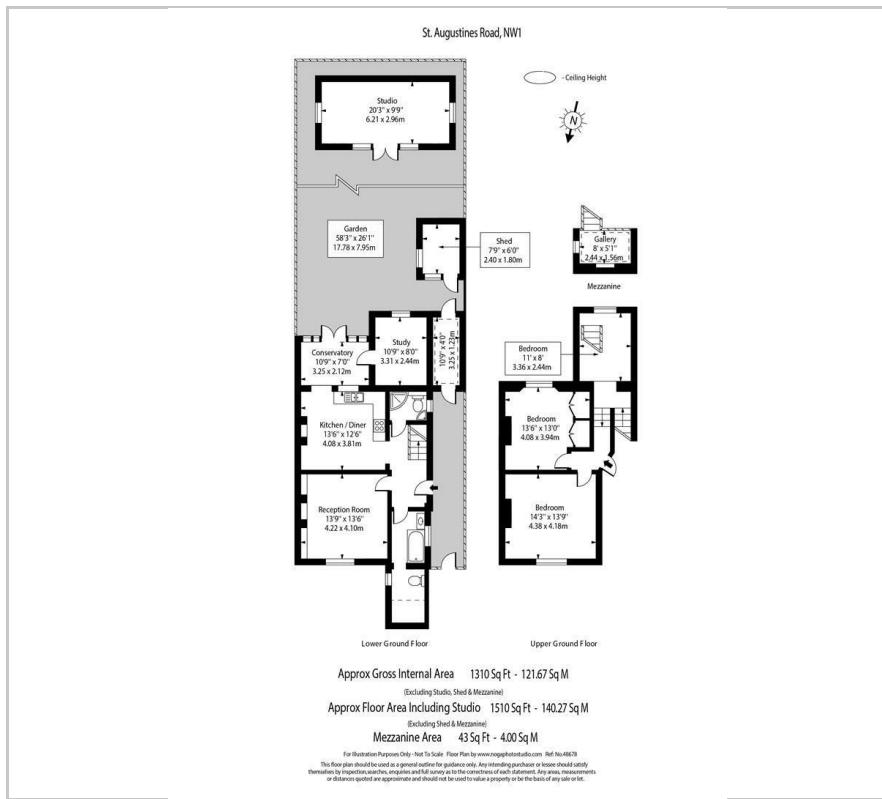
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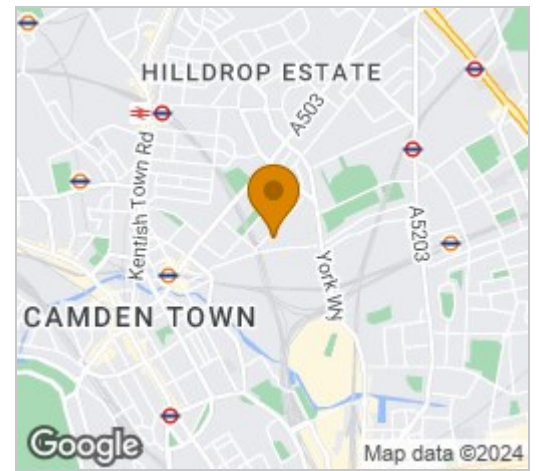
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Floor Plan



Area Map



Energy Efficiency Graph



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