



ST. AUGUSTINE'S ROAD

Camden NW1



AN OPPORTUNITY TO ACQUIRE A PERIOD HOME IN NW1.

Located on the sought-after St. Augustine's Road, this expansive Victorian house offers an exceptional opportunity to acquire a substantial family home in one of Camden's most desirable streets.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Freehold

Guide Price: £2,750,000



AUGUSTINE'S ROAD CAMDEN NW1

Arranged over four floors and extending to approximately 2,500 sq ft of internal space (with an additional garage of 477 sq ft), the property retains a number of original features and presents significant potential for modernisation and reconfiguration to suit personal taste.

The raised ground floor is entered via a welcoming hallway that leads into a bright double reception room with impressive ceiling height and charming period detailing, including original shutters. This space benefits from beautiful wooden flooring and large windows that flood the room with natural light.







There is also a guest WC. The lower ground floor hosts a spacious kitchen and dining area with direct access to the rear garden, along with a conservatory and a generously sized bedroom / further reception room offering the potential to create a large open plan kitchen dining room. Also on this level are a guest WC and shower room, vault storage, and a secluded patio garden.

Upstairs, the first floor includes the principal bedroom with en suite, a further double bedroom, and a family bathroom. The second floor houses two additional well-proportioned bedrooms, one en suite, both with wooden floors and another bathroom.

Furthermore, the property benefits from off street parking at the front of the property and a private double garage which can be directly accessed from the garden.

While the property would benefit from updating, it offers a rare chance to tailor a substantial freehold home to your own requirements. The house is complemented by a large private rear garden and a detached garage, an invaluable feature in this central London location.



LOCATION

St. Augustines Road, situated in the Camden Square Conservation Area, is a quiet street due to the area being cut-off to through traffic. It is in very close proximity to the fantastic amenities of both Kings Cross and Camden Town. Granary Square offers a vast array of shops, bars, and restaurants as you pass through to catch the Eurostar. Camden Town's electric charm which is 0.8 miles away as well as easy reach to the green open spaces of Regent's Park which is 1.1 miles.









(Including Restricted Heights = 2518 sq ft/ 233.92 sq m)
 Approximate Gross Internal Area = 232.25 sq m / 2500 sq ft
 Garage Area = 477 sq ft/ 44.31 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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