



# St. Augustines Road

London, NW1

Asking Price £715,000

A stylish, spacious and wonderfully bright duplex apartment over the upper two floors of a well-located, handsome period property. It offers a good layout and generously proportioned rooms throughout. Accommodation comprises: Spacious reception with feature fireplace, two double bedrooms, one of which is ensuite, two bathrooms, fully fitted kitchen and lots of storage. Share of freehold and chain-free.

**CHESTERTONS**



## St. Augustines Road

London, NW1

- Two-double bedrooms
- Two bathrooms
- Spacious reception room
- Share of freehold
- Chain-free
- Balcony



St. Augustines Road is in the Camden Square Conservation area, has no through traffic and is situated just east of Camden Square. The excellent amenities of Camden Town and Kings Cross are both in close proximity and the local transport links are excellent. In the catchment for Camden School for Girls.

**Tenure:** Share of Freehold with a lease of 146 years remaining.

**Service Charge:** Ad hoc, 25% of outgoings

**Ground Rent:** £50 per annum

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

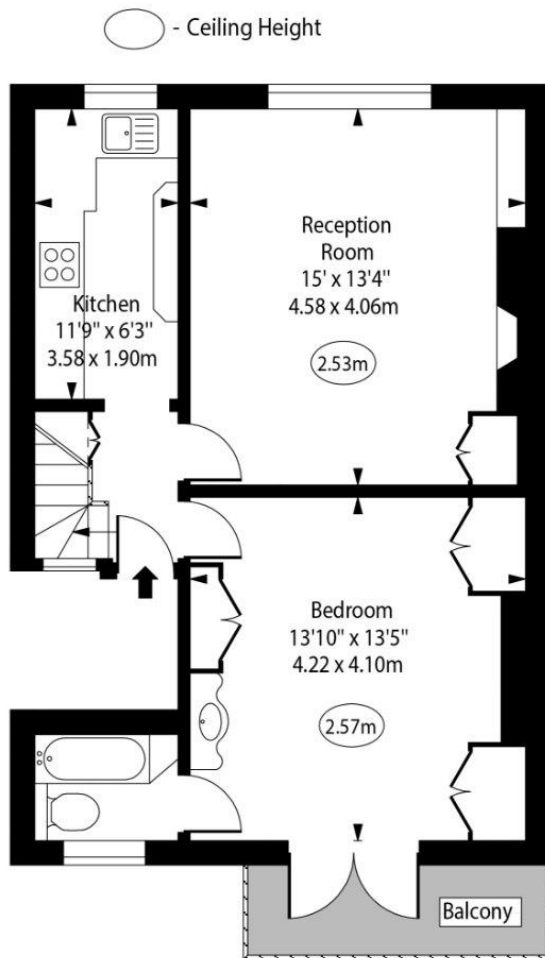
NW1 7PP

camden@chestertons.co.uk

020 7267 2053

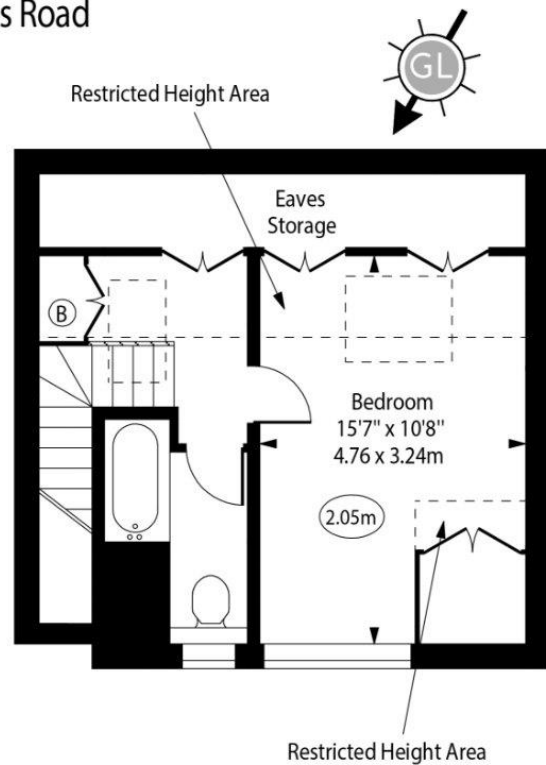
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## St. Augustine's Road



First Floor

Gross Internal Area - 535 Sq Ft - 49.70 Sq M



Second Floor

Gross Internal Area - 345 Sq Ft - 32.05 Sq M

Approx Gross Internal Area

725 Sq Ft - 67.35 Sq M

Approx. Floor Area Including Restricted Heights

880 Sq Ft - 81.75 Sq M

(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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