



St. Augustines Road

Camden Camden Town NW1 9RN

£825,000

A fabulous share of freehold garden maisonette, arranged over the garden level of a Victorian semi-detached villa, centrally and conveniently situated within the Camden Square Conservation Area.

Offering a substantial 892 square feet (83 square metres) of accommodation, the property is presented to a very good standard throughout.

Entered from the side via a private street entrance, set behind a security gate, the apartment is bright, spacious and conveniently arranged. A very large and recently refitted modern eat-in kitchen, with a range of premium appliances, opens onto a reception, directly overlooking the garden.

Both bedrooms are of a very good size and the principal bedroom has a convenient ensuite shower/wc, supplementing the well-appointed family bathroom/wc.

To the rear is a wonderfully mature private garden of 65 x 25 feet, with an open south-easterly aspect.

St Augustine's Rd is a wide, tree-lined road 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

- Wonderful period apartment
- Two very good bedrooms
- Ensuite to master bedroom
- Spacious reception overlooking garden
- Very large, recently refitted kitchen/diner
- Fabulous, mature south easterly rear garden of 65 feet
- Share of freehold
- Chain free sale
- Very convenient, conservation area location
- Excellent decorative order

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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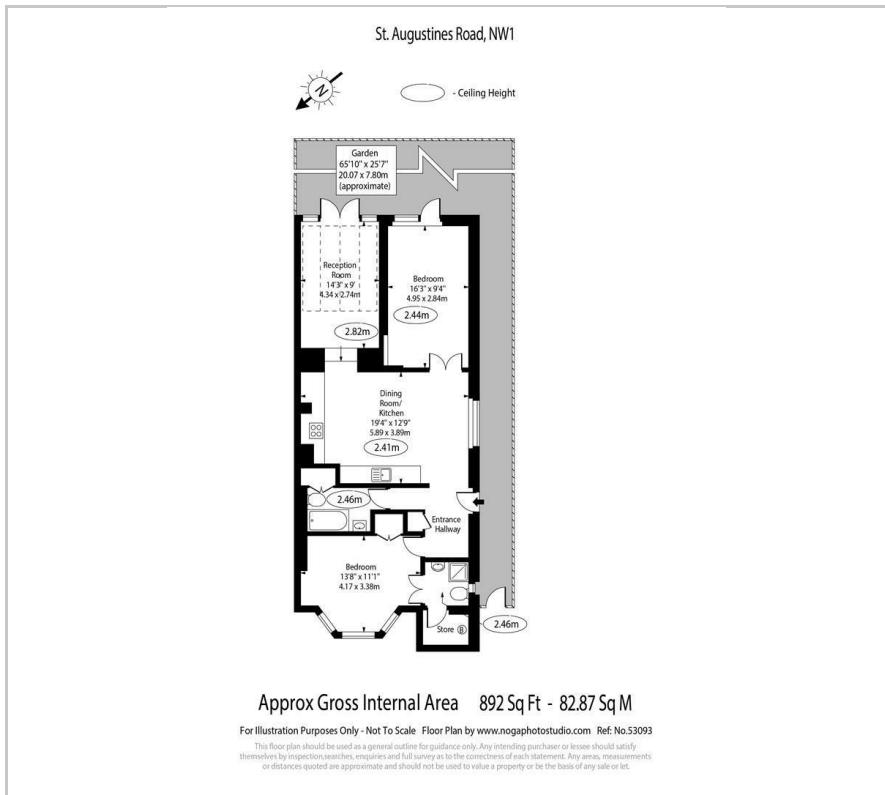
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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