



St Pauls Crescent

London, NW1

£1,500,000 Asking Price

A bright and stylish three bedroom house in a privately gated drive in close proximity to Kings Cross and Camden Town. The property, measuring in 1760 sq ft, is currently a live/work unit but the current owner is in the process of applying for residential status. The ground floor is currently a 713 sq ft open-plan office complete with WC and utility room. The first floor boasts a stylish and bright reception/kitchen area leading directly out to the balcony and bedroom with patio doors onto a small outside walled terrace area.

On the top floor, you will find two further bedrooms and a family bathroom. The master bedroom comes with an en-suite bathroom.

The property comes with off-street parking.



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London, NW1

- Excellent location
- Gated mews development
- Off-street parking
- Terrace and a balcony
- Very well presented



The excellent shopping and transport facilities of both Camden Town and Kings Cross are in close proximity, and it is also in the catchment area for Camden School for Girls.

Tenure: Freehold

Service Charge: £590 per annum

Ground Rent: £0

Chestertons Camden & Primrose Hill Sales

99-101 Parkway

Camden

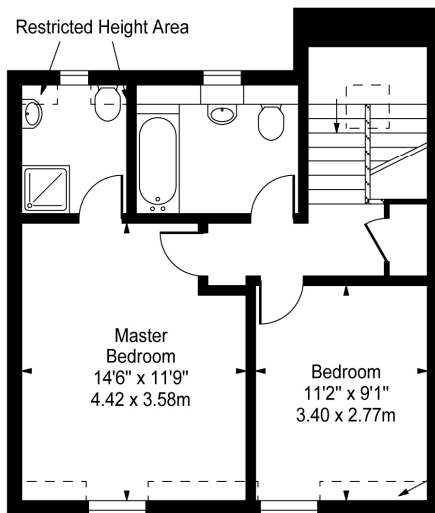
London

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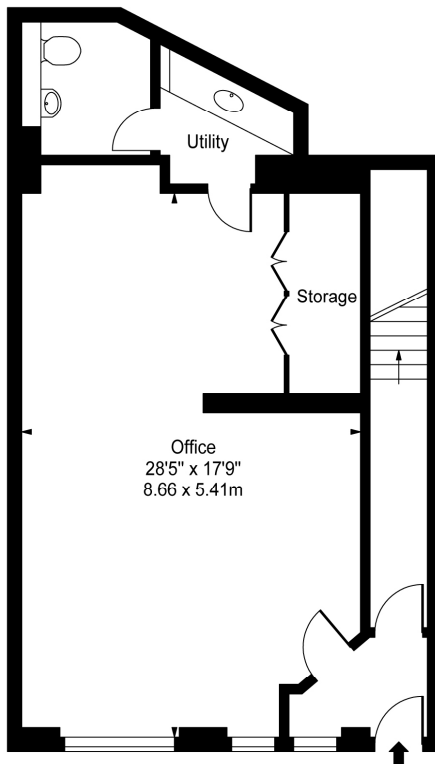
[chestertons.com](https://www.chestertons.com)



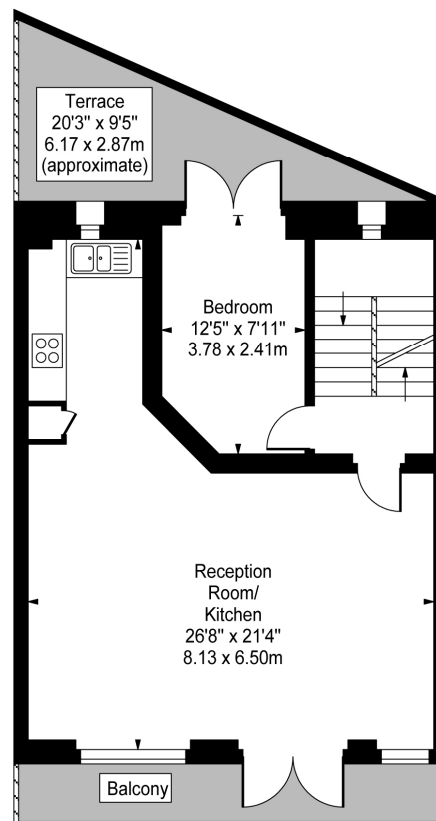
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Second Floor
Gross Internal Area - 475 Sq Ft - 44.13 Sq M



Ground Floor
Gross Internal Area - 713 Sq Ft - 66.24 Sq M



First Floor
Gross Internal Area - 572 Sq Ft - 53.14 Sq M

Approx Gross Internal Area 1760 Sq Ft - 163.50 Sq M
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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