



# A beautifully presented one bedroom apartment

**St. Augustines Road, London, NW1**

£499,000 Share of Freehold



First Floor • High ceilings • Wooden floors • Feature Fireplace  
• Superb Location

#### Local Information

St. Augustines Road offers a quiet setting close to Camden Town's electric charm which is approximately 0.8 miles away as well as easy reach to the green open spaces of Regent's Park which is approximately 1.1 miles. Kings Cross and St. Pancras are approximately 1 mile away and offers six underground lines connecting you to other popular central London destinations within minutes. With the Eurostar from St. Pancras Station, trips to Europe are easier than ever before. Coal Drops Yard is approximately 1.1 miles away where there are stylish shops, boutiques and restaurants.

#### About this property

Set within a Period house is this stunning one bedroom apartment. Features include a 21ft open plan fully fitted kitchen reception room with feature fireplace and high ceilings. Further benefits include a large bedroom with ample fitted wardrobes and high ceilings, a family bathroom, wooden floors and a share of freehold.

#### Tenure

Leasehold

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.  
Telephone: +44 (0) 20 3428 2900.





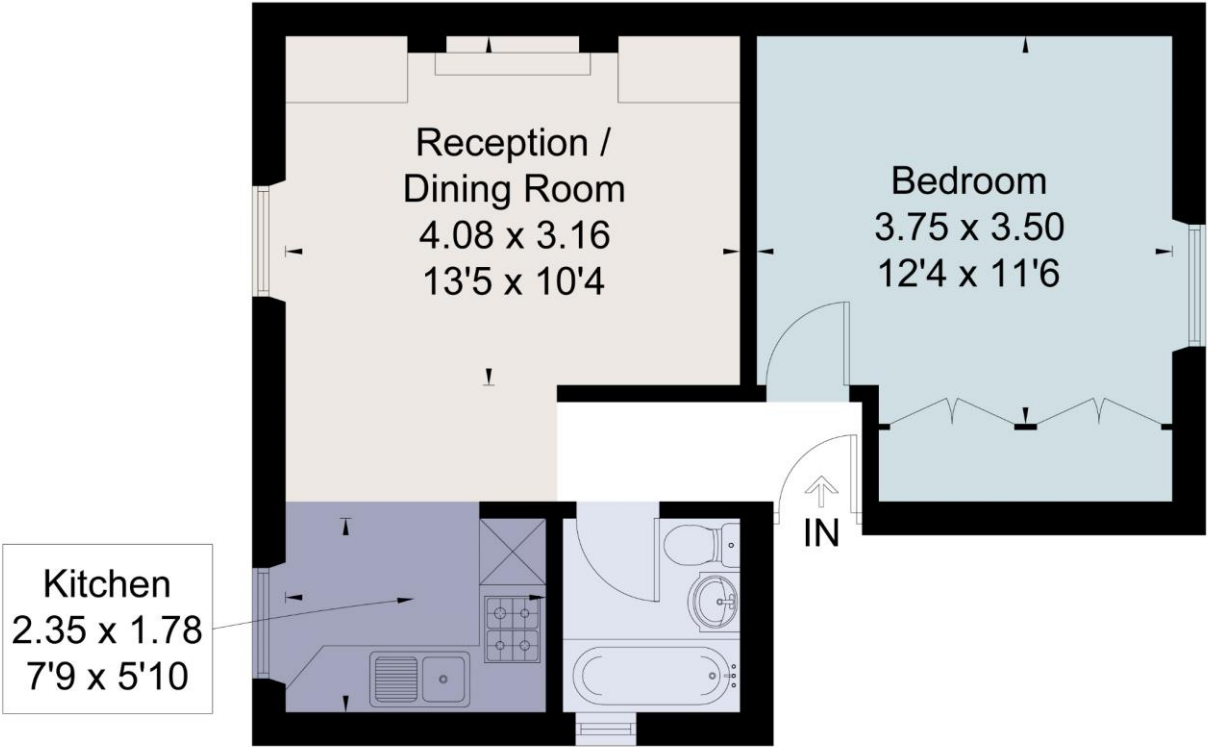


St. Augustines Road, London, NW1  
Gross Internal Area 451 sq ft, 41.9 m<sup>2</sup>

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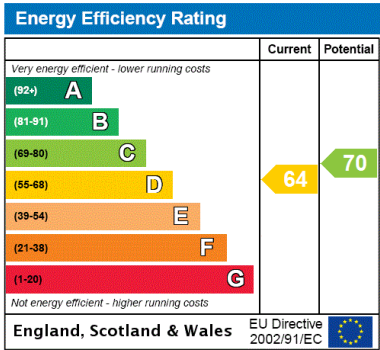
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Approximate Area = 41.9 sq m / 451 sq ft  
For identification only. Not to scale.  
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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