



## St. Augustine's Road, London, NW1 9RL

Asking Price: £690,000 Leasehold

### 2 Bedrooms | 1 Reception Room | 1 Bathroom

A fantastic opportunity to modernise this garden flat featuring its own street entrance, private garden and 2 double bedrooms. The flat boasts approximately 834 sq ft (82 sq mtrs) of generous living space within the quiet and desirable, Camden Square Conservation Area. Approx 1 mile from Islington and Kings Cross to the Southeast and to Camden, Primrose Hill and Regents Park to the Southwest.

- Leasehold 94 years 5 months
- 39' NW facing Garden
- 2 Bedrooms
- Council Tax Band E
- 1 Reception Room
- EPC Band D
- 1 Bathroom / Guest WC
- Serv. Charge -Approx. £1000pa / Ground Rent £10 pa







**APPROX. GROSS INTERNAL FLOOR AREA 884 sq. ft / 82.09 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



## Insider's Guide (The Owner's Perspective)

21A St Augustine's Road is a very rare find in central London — it's a peaceful flat on a quiet, tree lined street, with a large private garden that gets sun from late morning through to the evening in summer. It's perfect for BBQs, entertaining, or simply unwinding outdoors. Just around the corner is Camden Square, a local school (Camden School For Girls), and plenty of green space. You're also surrounded by several local gastropubs — The Constitution, Colonel Fawcett, The Lansdowne, and The Prince Albert were my favourites — they all have great beer gardens that come alive in the sunshine. There are several steps nearby that take you down to the canal towpath, which offers scenic walks, East to Granary Square and Coal Drops Yard, or West, to Camden Market, Primrose Hill, and Regent's Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

