



St. Augustines Road, NW1 9RR

Asking Price: £550,000 Leasehold

An attractive two bedroom flat on a sought after road within the Camden Square conservation area and featuring wood floors and an open plan living room and kitchen.

- Second Floor
- Two Bedrooms
- Recently Refurbished
- Wood Floors
- Open Plan Kitchen/Living Room
- Shower Room
- New 999 Year Lease
- Service Charge: £2,000 p/a approx.
- Ground Rent: N/A
- Council Tax: Band D £1,900.16 (Camden)
- Approx 560 sq.ft
- Rental Estimate: TBC





SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 560 sq. ft / 52.04 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

