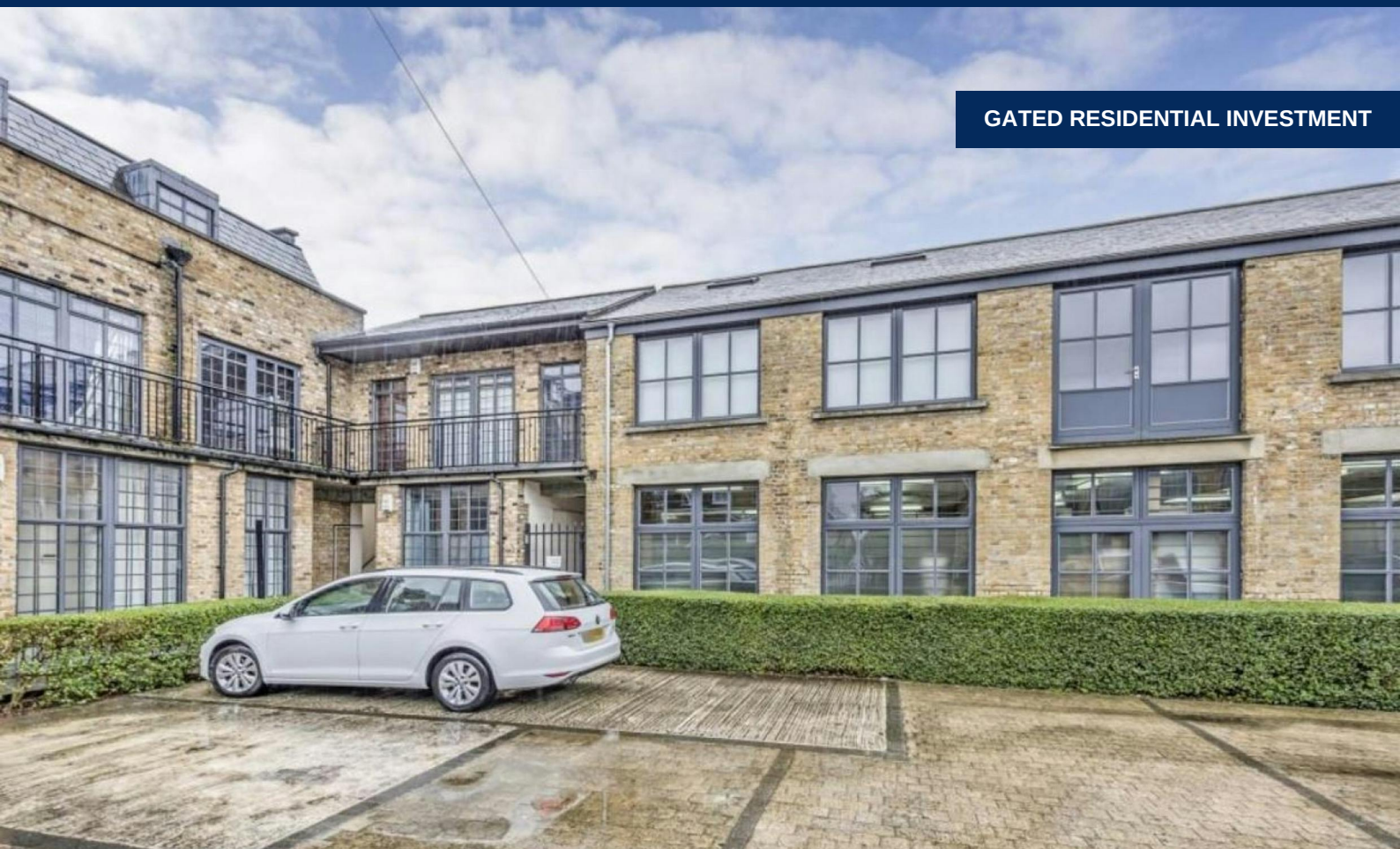


**GATED RESIDENTIAL INVESTMENT**

Unit 4 and 4A

44 St. Pauls Crescent, London, NW1 9TN

Freehold Residential Investment

For Sale

1,216 sq ft
(112.97 sq m)

- Ground Floor 1 Bedroom Flat
- First Floor 2 Bedroom Flat with own outside terrace
- Gated Development
- Residential Investment
- Income Producing: £42,600.00 per annum
- One car parking space per flat
- Front shared courtyard
- Flats in good decorative condition

Summary

Available Size	1,216 sq ft
Price	£1,250,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Location

The property forms part of a mixed use gated development which sits within this highly sought-after residential area, close to the junctions of Agar Grove, York Way, Camden Road and Camden Park Road. The flats are well served by Camden and Kings Cross and is well known for it's amenities, including many well known retailers, restaurants and bars including the famous Camden Market and within close proximity to the newly regenerated Kings Cross area with many well known high tech companies head quarters buildings including Meta and Google. Transport facilities are excellent with both Camden Town underground Station (Northern Line) and Camden Road Overground are within walking distance of the property. Kings Cross Rail Stations, St. Pancreas Eurostar are also close by.

Description

Comprises two self contained flats arranged on the Ground and First floors of this modern gated development. The ground floor flat comprises one bed, lounge, kitchen and shower room. Together with the the first floor self contained two bed one bath, lounge and kitchen with outside terrace. Each flat benefits from one car parking space. Access to the development is via an electric gate operated by a key code. Both flats are in good decorative condition and are let on APT tenancies.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 1 Bed Flat	576	53.51	Available
1st - 2 Bedroom Flat	640	59.46	Available
Total	1,216	112.97	

Tenancy

Ground Floor Flat: Let on an Assured Periodic Tenancy from 14/09/2025 at a rental of £19,200 per annum.
First Floor Flat: Let on an Assured Periodic Tenancy from 07/09/2025 at a rental of £23,400 per annum.
Total Income: £42,600 per annum

Freehold Price

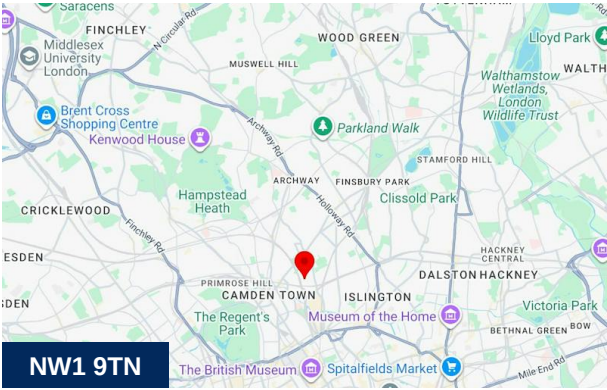
£1,250,000 with the benefit of the rental income.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewings

Strictly by appointment through owner's SOLE agents as above.



Viewing & Further Information



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