

# INIGO



## *Agar Grove*

LONDON NW1

SOLD

This lateral one-bedroom Victorian apartment lies within the Camden Square Conservation Area, close to King's Cross, Islington and Kentish Town. Situated on the raised ground floor of a stucco-fronted 19th-century terrace, it retains many period features including guilloche cornicing and tall box sash windows.

### *Setting the Scene*

During the early medieval period, the area that this apartment lies within was a patchwork of country estates. St Pancras Manor House, later Mr Agar's House, was on the land near the present Agar Grove. This and the surrounding streets around Camden Square were laid out over fields as planned development in the early 19th century.

Agar Grove was completed in 1849, around the same time as St Paul's Church which once sat in the centre of Camden Square and was designed by noted architects Ordish and Johnson. Deep front gardens, communal spaces and a wealth of trees uphold the area's verdant feel as ordained by the original town planners.

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### *The Grand Tour*

Set behind a low bricked wall, a garden gate set within tall hedges opens to a gravel front garden, currently used exclusively by this apartment. Steps in front of the house's stucco exterior lead up to the communal front door and corridor beyond, where the apartment's private entrance lies. Once inside, there is an entrance lobby with space for coats and shoes.

From here is the primary south-facing living space, with a tall double-glazed sash window set within the original stripped-back box casing; working shutters allow for privacy when desired. An original fireplace sits to one side and is framed by a simple contemporary mahogany mantelpiece.



A dining space has been arranged in front of the sash window, next to the kitchen. The latter is characterised by distinguished bespoke birch ply cabinetry, a marble worktop and grey marmoleum floor. A Fisher and Pakel induction gas hob, Bosch oven and integrated fridge have all been added. Above the sink, a casement window looks out over the area's stock of handsome 19th-century architecture.

The bedroom lies at the front of the plan. Sisal carpet unites the adjoining room rooms, while a set of double doors allows separation as required; when left open, light ripples from end to end. A second sash window in the bedroom also has working shutters and treetop views.

Steps from the hallway lead down to the bathroom, which sits behind a concertina door. A striking monochromatic palette is cemented by thick black rubber stud tiles that ground the floor. White-painted exposed brickwork surrounds a frosted window and black metro-style tiles line the walls above the bath, where there is a fixed shower overhead.

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### *Out and About*

The house is wonderfully positioned for the best of Camden and King's Cross. Regent's Park, one of London's favoured green spaces, is within walking distance and has a boating lake, as well as numerous cafés, sports facilities and ornamental gardens. There are several brilliant pubs within easy reach, including The Lord Stanley and the Rose and Crown, as well as Half Cut Market. Cafe Bread by Bike and Salvino Deli are both well frequented by locals. Camden Town and Primrose Hill are also within easy reach.

Kentish Town is a short walk north and has an array of independent shops and eateries: The Parakeet, Queen of Sheba, Patron, Kentish Town Stores and deli Phoenicia are among local favourites. King's Cross is also accessible on foot and is home to Granary Square, where outposts of Caravan, Waitrose and Dishoom can be found, along with audiophile bar Spiritland. Neighbouring Coal Drops Yard includes retailers Margaret Howell, Tom Dixon and Aesop stores to the canal-side. An Everyman Cinema caters for confirmed cinephiles.

Transport links are excellent; Agar Grove sits equidistant from the Underground stations at Camden Town (Northern line) and Caledonian Road (Piccadilly line). Camden Road train station is close at hand for services on the east-west London axis. The house is also well placed for access to King's Cross St Pancras and the Eurostar terminal at St Pancras.

Tenure: Share of Freehold

Lease: Approx. 954 years remaining

Council Tax Band: C

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.