

INIGO



Camden Square II

LONDON NW1

£800,000 SHARE OF FREEHOLD

This two-bedroom apartment forms part of a grand Victorian house bordering leafy Camden Square Gardens. A wonderful open-plan living space is filled with light from elegant bay windows. The building is ideally located, with the delightful Regent's Canal towpath just a short walk away. Camden Road Overground station is an eight-minute walk from the apartment, while Camden Town and Caledonian Road stations are also easily reached.

Setting the Scene

Camden Square and the surrounding streets were laid out in the early 19th century – most houses were built by 1860. St Paul's Church was built in the centre of Camden Square and completed in 1849 to designs by noted architects Ordish and Johnson. The original church was destroyed during the second world war, and a contemporary church hall has been introduced in its place. Camden Square survives today as an excellent example of a mid-Victorian London suburb.

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This apartment building forms one of the most striking developments on the square, with a stuccoed Italianate style and 19th-century origins. Inside, original fireplaces, picture rails and elaborate ceiling mouldings hint at the building's earliest past.

The Grand Tour

A white-painted stone wall with an intricate carved pattern and a wrought-iron gate form the approach to this elegant building, washed in yellow hue. A set of steps leads up to a dramatic communal double door with original stained-glass panels.

The apartment is positioned on the raised ground floor, its private entrance unfolding into a spacious hallway. To the left of the hall is a voluminous living space, bathed in light from large, bay windows with their original shutters and views of the leafy trees beyond. A cast-iron fireplace is positioned centrally, with a broad marble mantelpiece. A picture rail, high skirting boards, cornices and intricate ceiling mouldings are reminders of the building's Victorian roots.

The living space seamlessly flows into an inviting kitchen, with sleek white cabinetry, wooden counter tops and a white-tiled splashback. There is an integrated oven here, along with a hob, fridge/freezer, and ample storage space. There also space for a large dining table, and a large sash window with shutters provides an abundance of natural light. Another fireplace with a marble mantelpiece can be found here.

The principal bedroom sits next to the kitchen and is bathed in light from a spectacular window. An additional bedroom (currently used as a study) at the front of the house has a mezzanine with a built-in ladder. The room has a small white-painted fireplace next to a sash window overlooking the lush greenery outside.

Next to the principal bedroom is a smart bathroom with striking geometric tiling underfoot. It has a bathtub, along with an overhead shower and gold-hued fittings.

The Great Outdoors

A section of the front garden is demised to the apartment. Residents also have access to Camden Square Gardens, a leafy expanse with a variety of well-established trees.

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Out and About

Camden Square is perfectly located for all that north London has to offer. Green spaces abound in the local area, with the wonderful Caledonian Park just a 13-minute walk away. Hampstead Heath, Finsbury Park, Regent's Park and Primrose Hill are slightly further afield but are easily accessed via the broad offering of bus routes in the area.

Nearby Granary Square in King's Cross provides a multitude of excellent shopping and dining opportunities, including Caravan, Dishoom, and audiophile bar Spiritland, while the Thomas Heatherwick-designed Coal Drops Yard includes retailers Margaret Howell, Tom Dixon and Aesop stores to the canal-side. An Everyman Cinemas caters for confirmed cinephiles, and there is a Waitrose nearby.

Closer to home, the Lord Stanley on Camden Park Road is a fantastic local pub serving delicious Sunday roasts and pizzas. Albion's Restaurant is another local favourite, and the wonderful food vendors of Camden Market are also just a short walk away.

The area has some highly regarded schools, most notably Torriano Primary School and Camden School for Girls, a state secondary school with a co-ed sixth form.

Transport links are excellent, with Camden Square 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, while the house is also well placed for access to King's Cross St Pancras and the Eurostar terminal.

Tenure: Share of Freehold

Underlying Lease Length: approx. 982 years remaining

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: E

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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.