



## 13 St. Augustines Road , London, NW1 9RL **£6,995 Per month**

Welcome to this stunning modern house located in the desirable area of St. Augustines Road, London. Spanning an impressive 2,003 square feet, this property offers a perfect blend of contemporary living and spacious comfort, making it an ideal family home.

As you enter, you will be greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The abundance of natural light that floods through the large windows creates a warm and inviting atmosphere throughout the home. With five well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space.

The property boasts three modern bathrooms, designed with both style and functionality in mind, catering to the needs of a busy household. The central location of this house means you will have easy access to local amenities, transport links, and green spaces, making it a convenient choice for those who appreciate urban living.

This spacious home is perfect for those seeking a modern lifestyle in the heart of London. With its thoughtful design and prime location, it presents a wonderful opportunity for anyone looking to settle in this vibrant city. Don't miss the chance to make this exceptional property your new home.

### Viewing

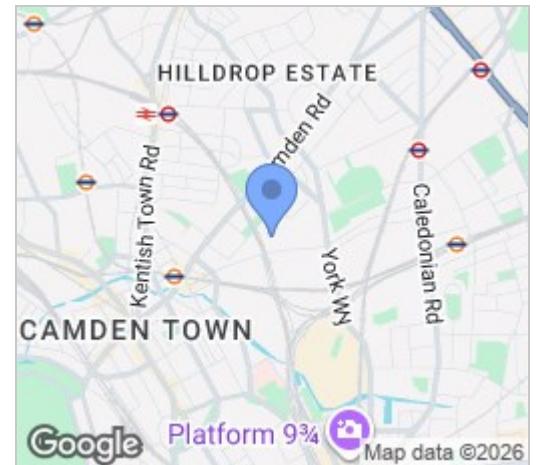
Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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