



HOLLY PARK, LONDON, N3
£550,000 SHARE OF FREEHOLD

A WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT, WITH PRIVATE SECTION OF GARDEN.

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DESCRIPTION:

Set on a prestigious turning off Regents Park Road, within easy access to local amenities, transport links and recreational parkland, such as Stephens House & Gardens, we are pleased to offer this spacious first floor flat. This well presented property benefits from lovely period features and is comprised of a spacious reception room, two bedrooms, eat in kitchen, fully fitted bathroom, private section of garden and parking. The kitchen is fully equipped. There is a Lutron lighting system. Loft space available for extension.

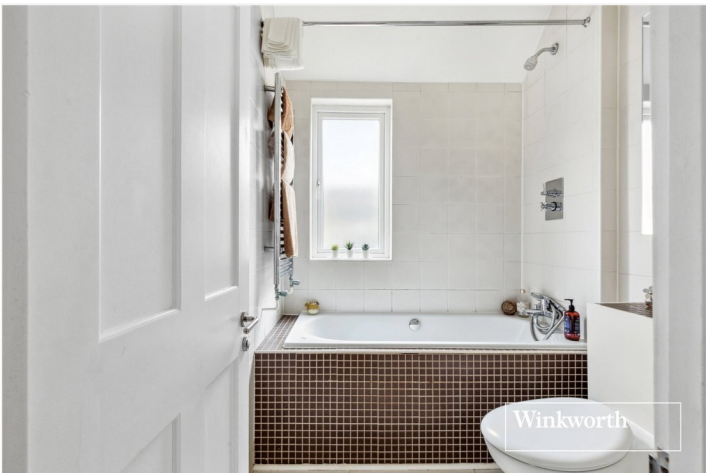
The property is being sold with a share of the freehold and has potential to expand further subject to the normal consents.

An internal viewing is highly recommended.

AT A GLANCE

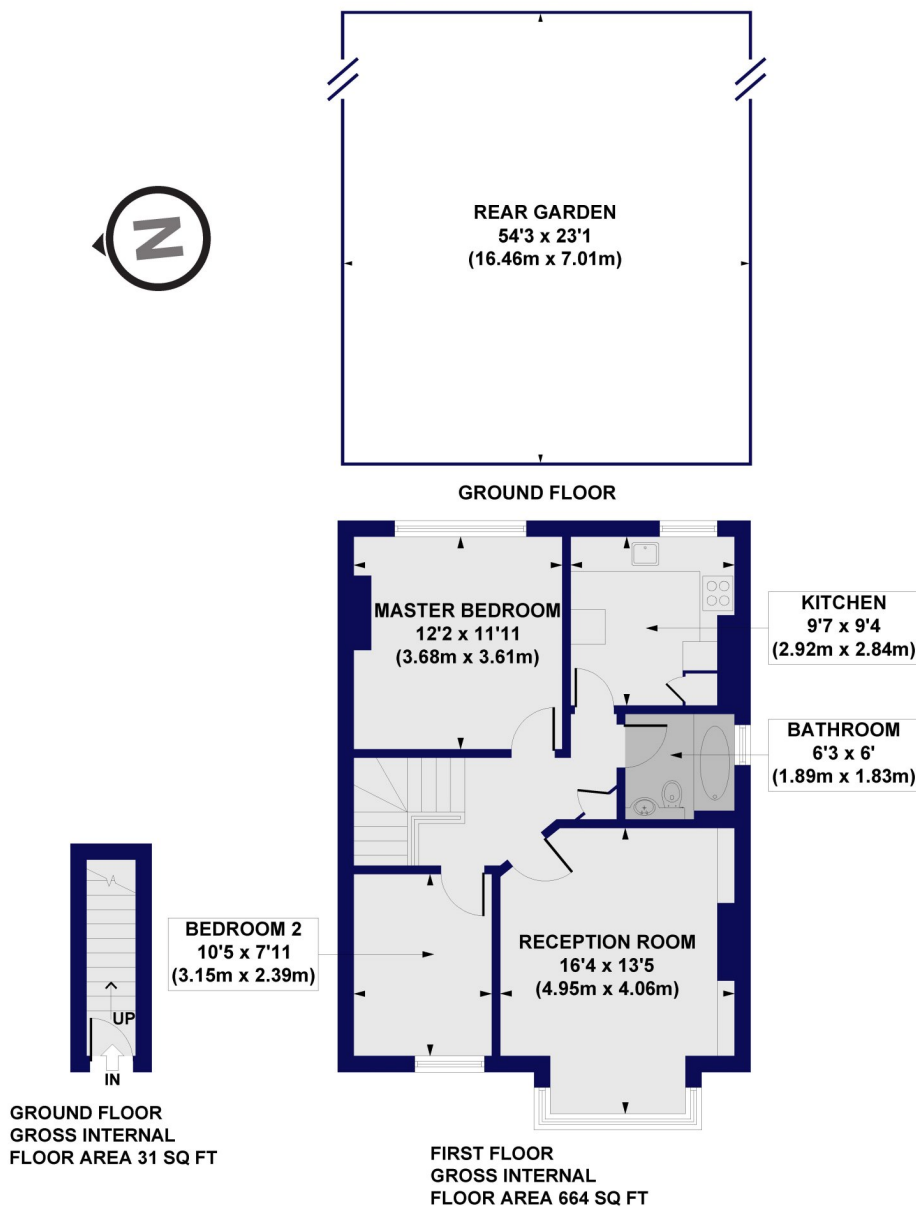
- Set on a prime residential turning
- First floor
- Spacious reception room
- Eat in kitchen
- Two bedrooms
- Modern fitted bathroom
- Private section of garden
- Parking
- Share of freehold





Holly Park, N3

Approx. Gross Internal Floor Area 695 sq. ft / 64.62 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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