



## Regents Park Road, London, N3

£670,000 *Share of Freehold*

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Ideally located on Regents Park Road, within easy access to transport and local shopping amenities, we are pleased to offer this well-presented third floor flat set in a prestigious development. With over 1300 sq.ft of living space, the property comprises a spacious reception room, fully fitted kitchen, master bedroom with ensuite bathroom, second bedroom and additional shower room.

### KEY FEATURES

- Prestigious Development
- House manager & communal facilities
- Lifts-in-block
- Over 1300 sq.ft of living space
- Two bedrooms
- En suite bathroom
- Shower room
- Large reception room
- Private Balcony



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Further benefits include a private balcony, resident house manager, communal lounge, gymnasium, hairdresser salon, library, two lifts in block and a share of the freehold.

Please note, to acquire a property in this building, the resident will need to be 55 years of age, or over.

Offered chain free. An internal viewing is highly recommended!



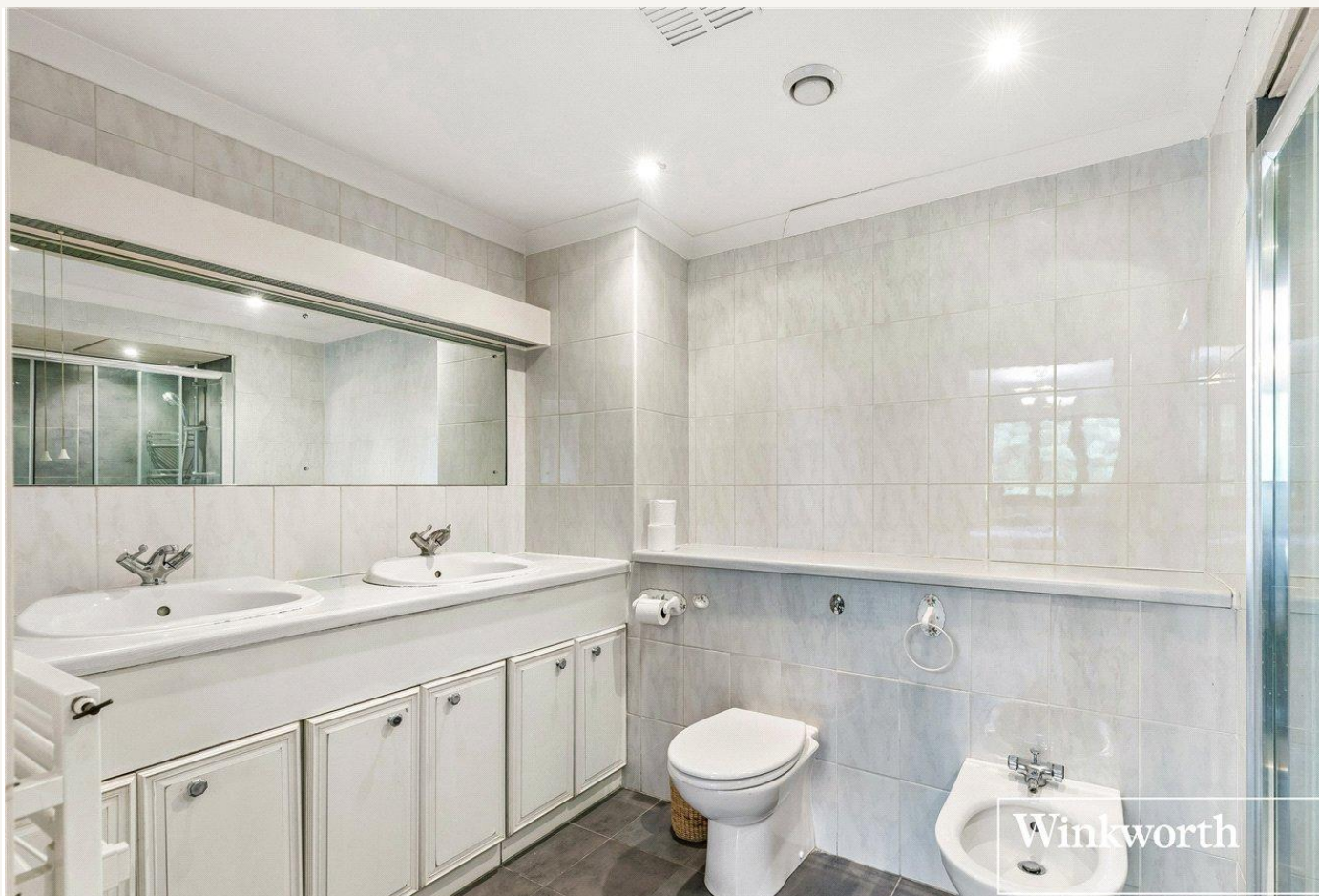
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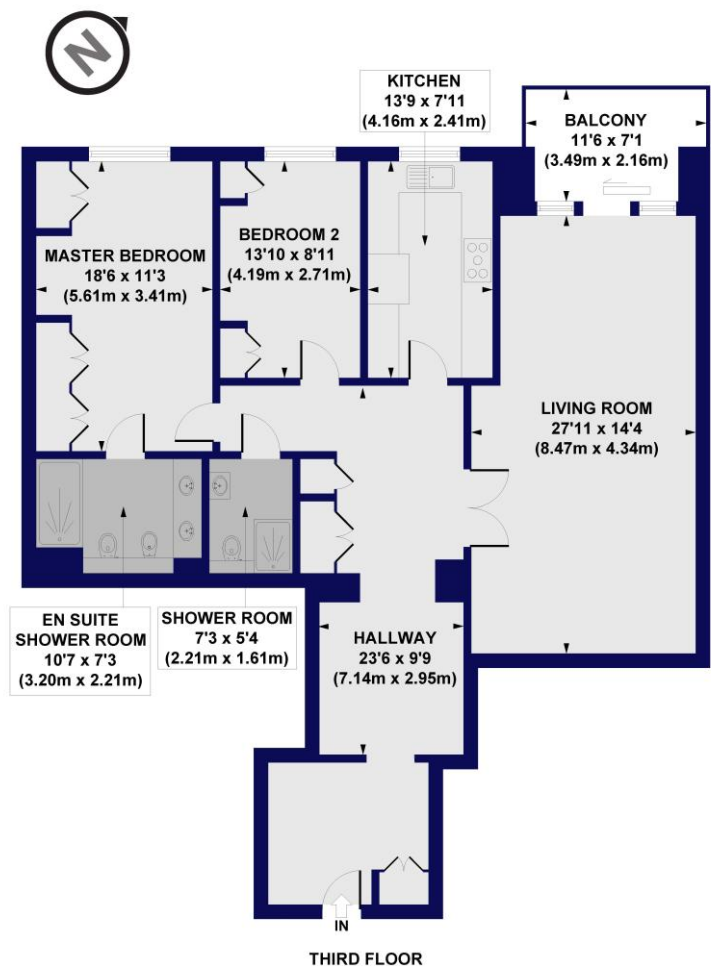
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## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 87 year and 6 months  
**Service Charge:** £6000 per annum  
**Ground Rent:** £ 250 Annually (subject to increase)  
**Council Tax Band:** G  
**EPC rating:** B

Regency House, Regents Park Road, N3  
Approx. Gross Internal Floor Area 1326 sq. ft / 123.16 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260104>

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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