



**REGENTS PARK ROAD, FINCHLEY, LONDON, N3**  
**£600,000 LEASEHOLD**

**A SPACIOUS MODERN TWO BEDROOM TWO BATHROOM PURPOSE BUILT APARTMENT**

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## DESCRIPTION:

A two bedroom first floor flat set in this modern block, consisting of one, two and three bedroom apartments. Designed and specified to provide open-plan living space, with emphasis on style, modernity and the optimal use of space and light, Gateway House is an outstanding development located in the heart of Finchley Central within 161 metres from Finchley Central Underground station, as well as the many fashionable shops, cafes, restaurants and recreational parkland, such as Stephens House & Gardens. This wonderful property comprises of circa 800 sq.ft of living space and comprises open plan living/dining/fitted kitchen, two double bedrooms (one with en suite), fitted bathroom, access to a private balcony and ample storage throughout. Further benefits include lift-in-block and an allocated parking space. Offered on a chain free basis

## AT A GLANCE

- Modern Development
- First floor
- Open plan living
- Modern fitted kitchen & bathrooms
- Two double bedrooms
- Lift-in-Block
- Allocated parking space
- Private Balcony
- Offered on Chain free basis







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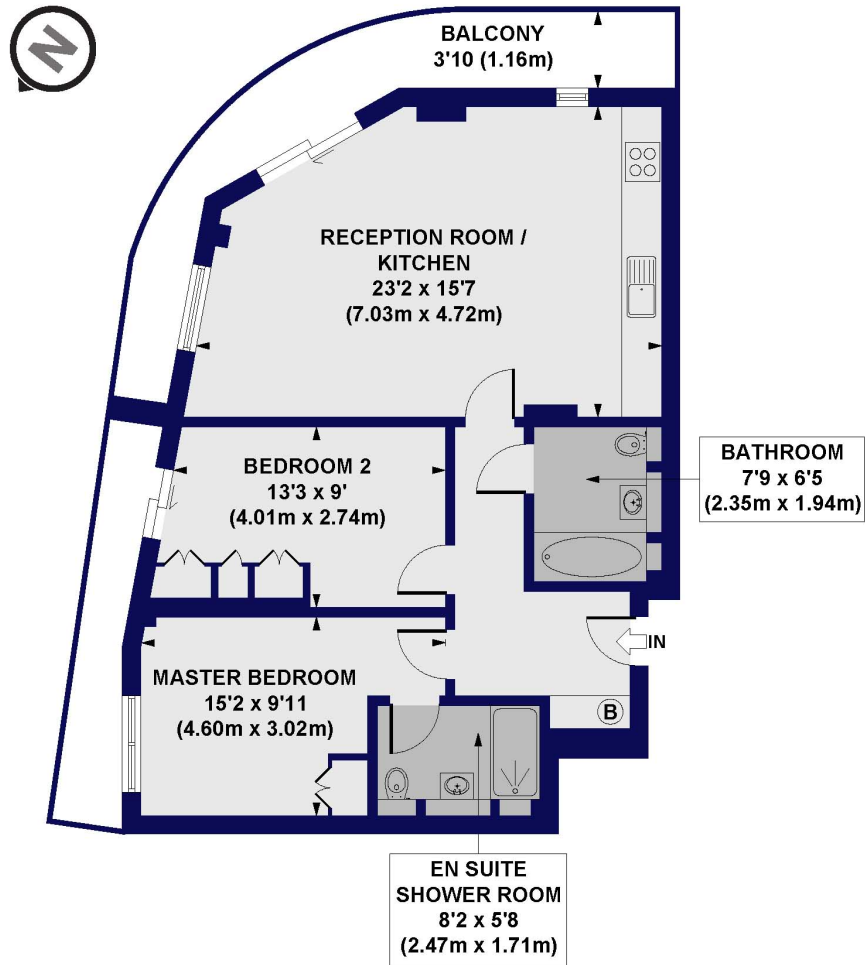


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**Regents Park Road, N3**  
 Approx. Gross Internal Floor Area 793 sq. ft / 73.65 sq. m



FIRST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	