



REGENCY CRESCENT, LONDON, NW4
£525,000 SHARE OF FREEHOLD

A THREE BEDROOM TWO BATHROOM GROUND FLOOR PURPOSE BUILT FLAT

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

On the market, for the first time, is this ground floor, three bedroom, two bathroom flat in York House, Regency Crescent Holders Hill Road. A spacious, and well maintained, purpose-built flat located on Holders Hill Road, Hendon.

Inside the flat offers a reception room that opens to a private balcony and then directly onto the communal gardens. There is a dining area, a separate fitted kitchen with space to eat, three good size bedrooms, (the master bedroom having an en suite shower room and fitted wardrobes). There is also a family bathroom.

Additional highlights include - a long lease and a share of the Freehold, and a garage in a block behind the flat.

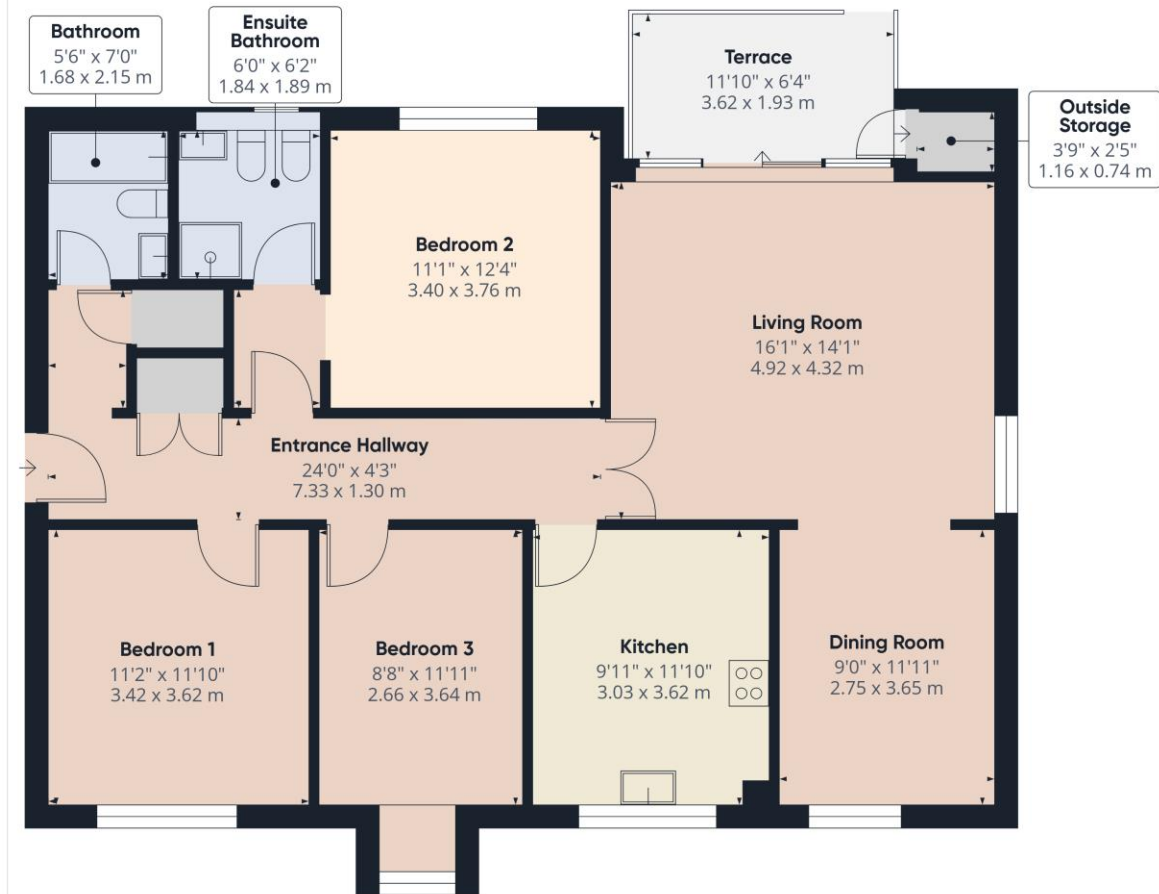
Offered chain-free, this home is perfect for downsizers and young families.

AT A GLANCE

- Ground floor
- Balcony
- Communal Gardens
- Three Bedrooms
- Two Bathrooms
- Share of Freehold
- Chain free







Ground Floor Building 1

Winkworth

Approximate total area⁽¹⁾

1098 ft²
101.9 m²

Balconies and terraces

76 ft²
7.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 92 years left

Service Charge: £5635.80 per annum

Council Tax Band: F

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.

Winkworth

for every step...

Finchley | 020 8349 3388 | finchley@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.