



REGENTS PARK ROAD, LONDON, N3
£625,000 SHARE OF FREEHOLD

A TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT SET IN A PRESTIGIOUS DEVELOPMENT

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DESCRIPTION:

Ideally located on Regents Park Road, within easy access to transport and local shopping amenities, we are pleased to offer this well-presented first floor flat set in a prestigious development. With over 1000 sq.ft of living space, the property comprises a spacious reception room, fully fitted kitchen, master bedroom with en suite bathroom, second bedroom and additional shower room. 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!

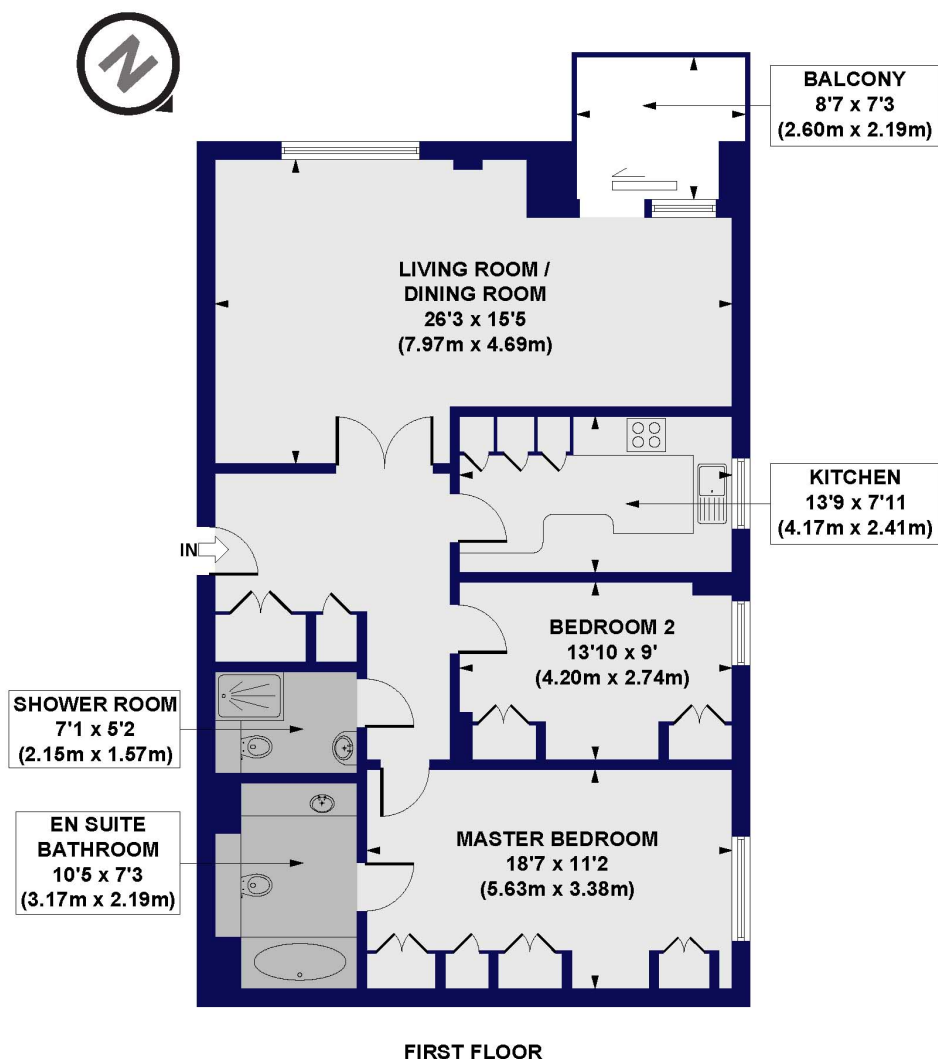
AT A GLANCE

- Prestigious Development
- House manager & communal facilities
- Lifts-in-block
- Over 1000 sq.ft of living space
- Two bedrooms
- En suite bathroom
- Shower room
- Large reception room





Regency House, Regents Park Road, N3
Approx. Gross Internal Floor Area 1067 sq. ft / 99.12 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.

Tenure: Share of Freehold

Service Charge: £5742 per annum

Council Tax Band: G

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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