



Regents Park Road, Finchley Central, N3

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £400,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

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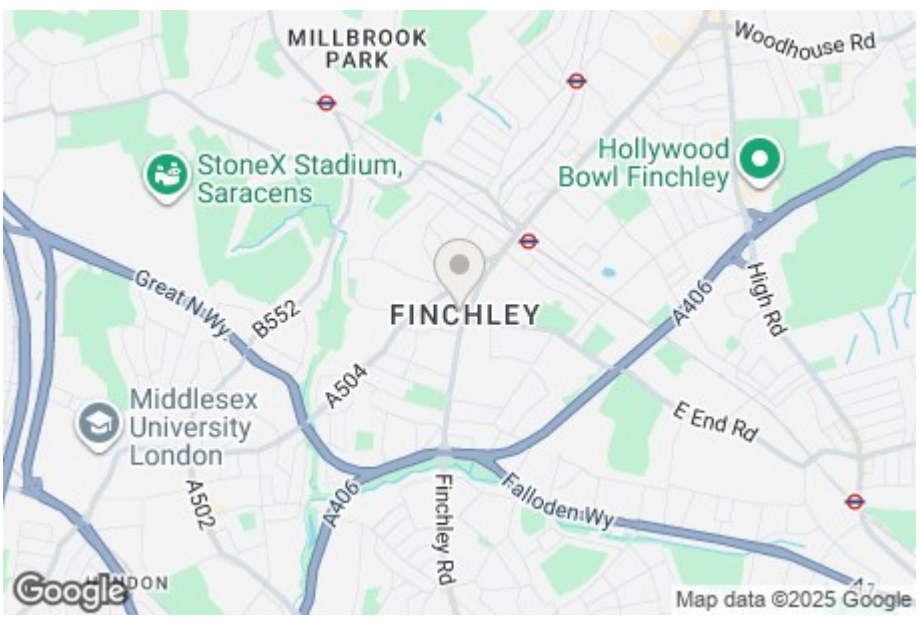
2 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Two Bedroom Ground Floor Flat
- Approx. 19ft Reception
- Approx. 16ft Kitchen
- Modern Bathroom
- Direct Access to Communal Gardens
- Great Location

Other Information

Tenure: Leasehold
 Length of Lease: 107 Years
 Ground Rent: £1,514.00 P/A
 Service Charge: £200.00 P/A
 Council Tax Band: D



Nearest Stations

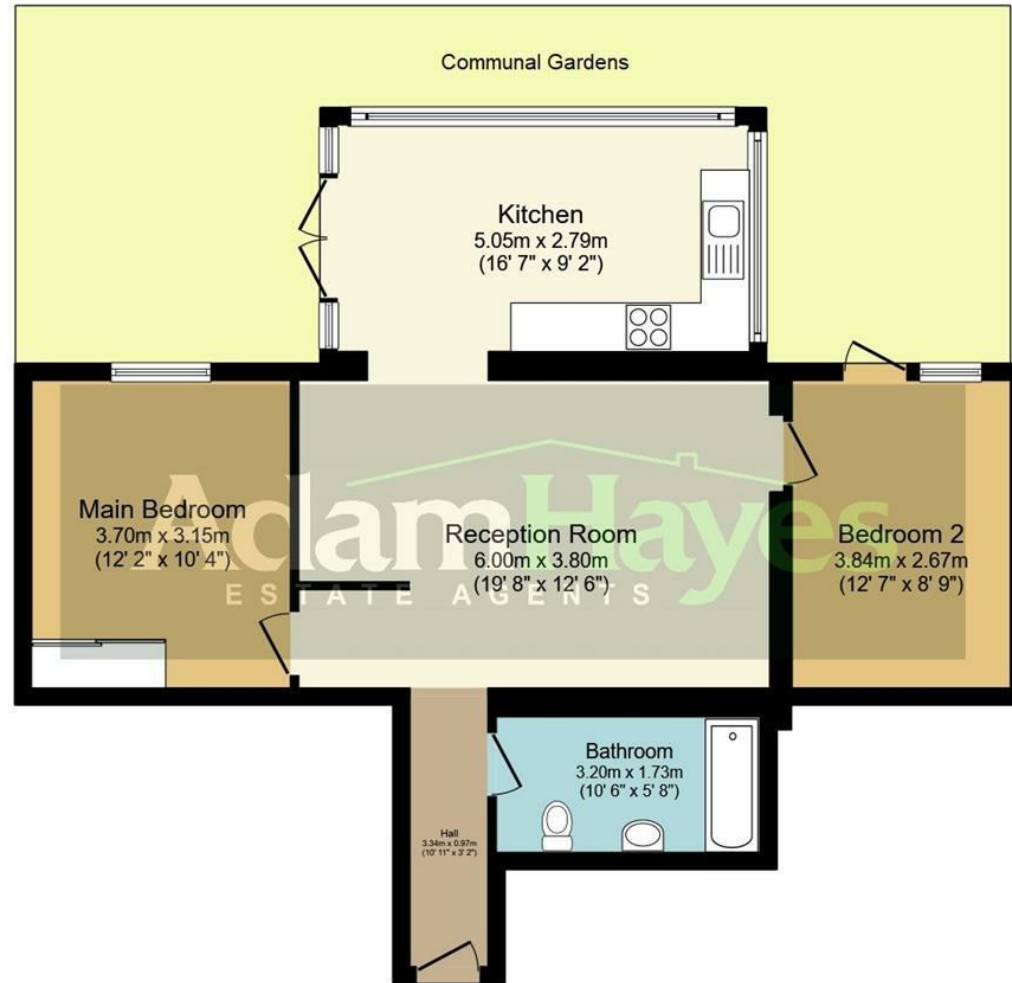
Finchley Central Station	0.2 miles
West Finchley Station	0.7 miles
Mill Hill East Station	0.8 miles

Property Description

Situated within minutes' walk from Finchley Central Tube Station and ideally positioned within the catchment area for several popular schools and places of worship is this well-presented two-bedroom ground floor flat. The property is offered chain free and boasts a spacious 16ft reception room, a modern kitchen with granite countertops and integrated appliances, direct access to communal gardens, double glazing, and gas central heating. To fully appreciate the size, location, and condition, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Total floor area 72.3 sq.m. (778 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.