



Regents Park Road, Finchley, N3

Guide Price £450,000

 2 Bedrooms  2 Bathrooms  1 Reception



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

Regents Park Road, Finchley, N3

Guide Price £450,000

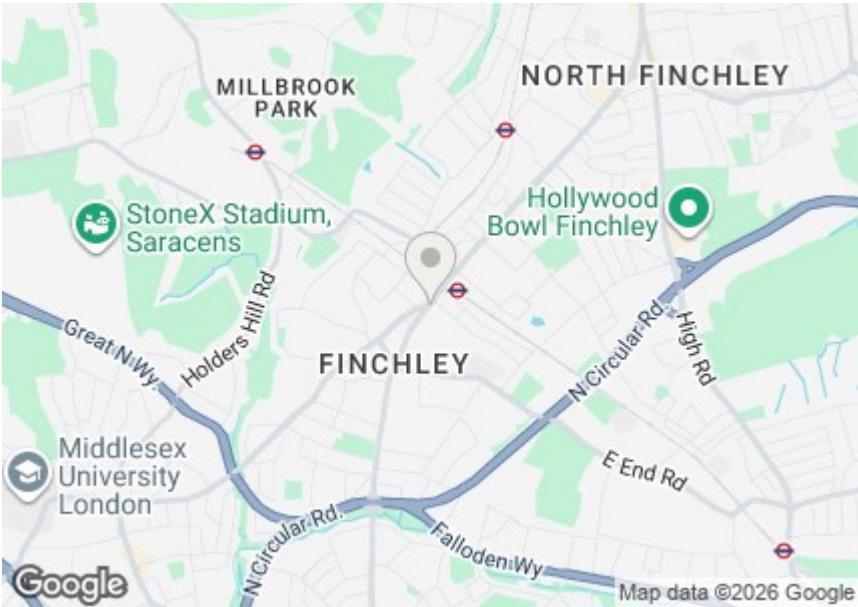
 2 Bedrooms  2 Bathrooms  1 Receptions

Key Features

- Two Bedrooms
- Two Bathrooms (One En-Suite)
- Ground Floor Apartment
- Modern Kitchen
- Ample Storage
- Communal Gardens

Other Information

Tenure: Leasehold
Length of Lease: Approx. 106 Years
Ground Rent: £200.00 P/A
Service Charge: £1,500.00 P/A
Sinking Fund: £200.00 P/A
Council Tax Band: C

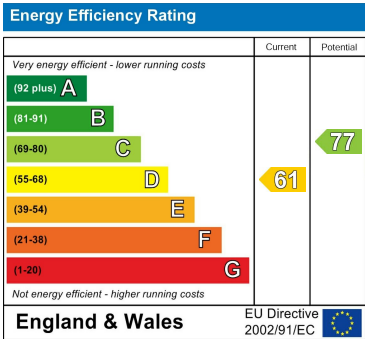


Nearest Stations

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

Property Description

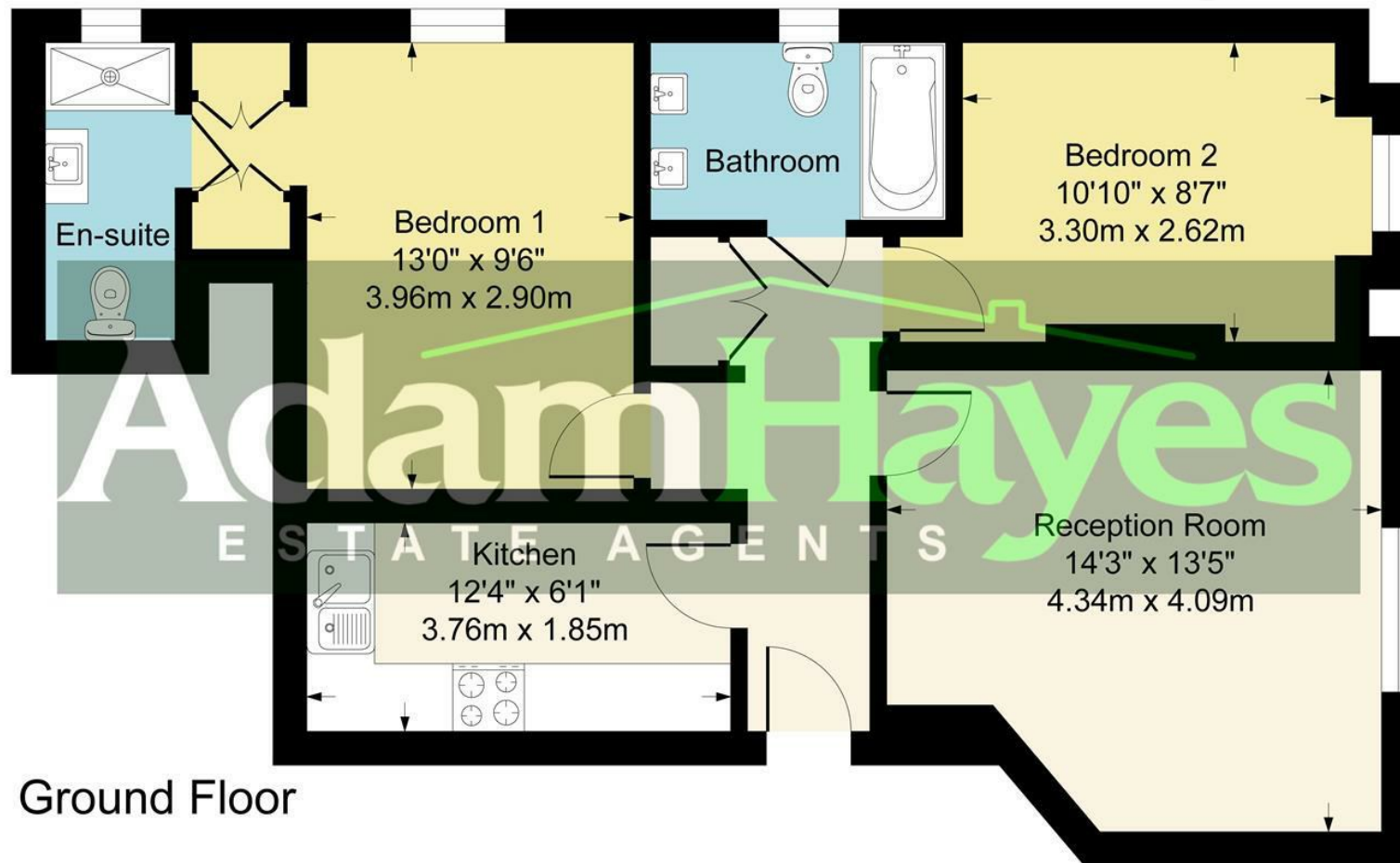
Ideally located within a short walk of Finchley Central Underground Station and within the catchment area of several popular schools, this well-presented two-bedroom, two-bathroom ground floor flat offers comfortable and well-proportioned accommodation. The property comprises an approximately 14ft reception room, a separate modern kitchen with integrated appliances and granite worktops, two good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room and wardrobe area. Further benefits include ample storage, access to communal gardens, double glazing and gas central heating. To fully appreciate the size, condition and location, an internal viewing is highly recommended via the vendors’ sole agents, Adam Hayes Estate Agents.



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

**Approximate Gross Internal Area
690 sq ft - 64 sq m**



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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.