



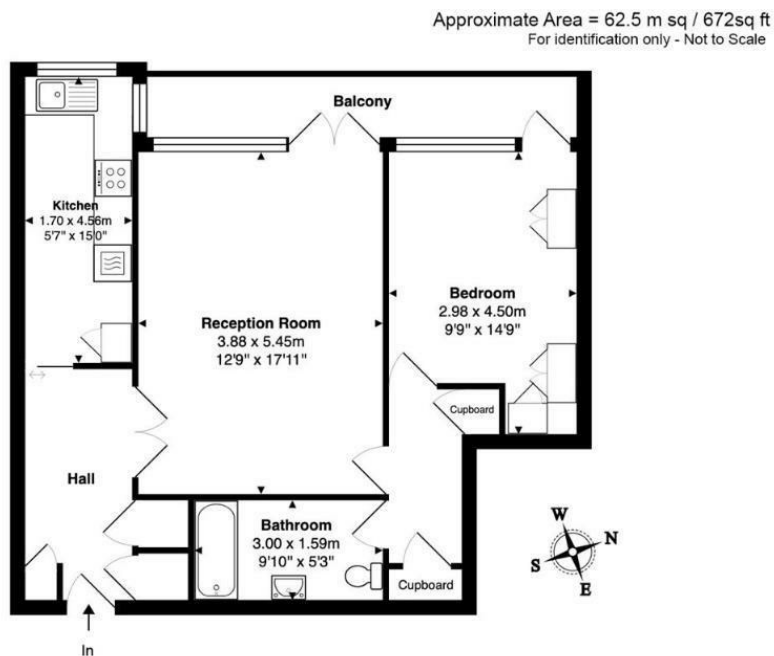
Regents Park Road, London

Offers in excess of £355,000

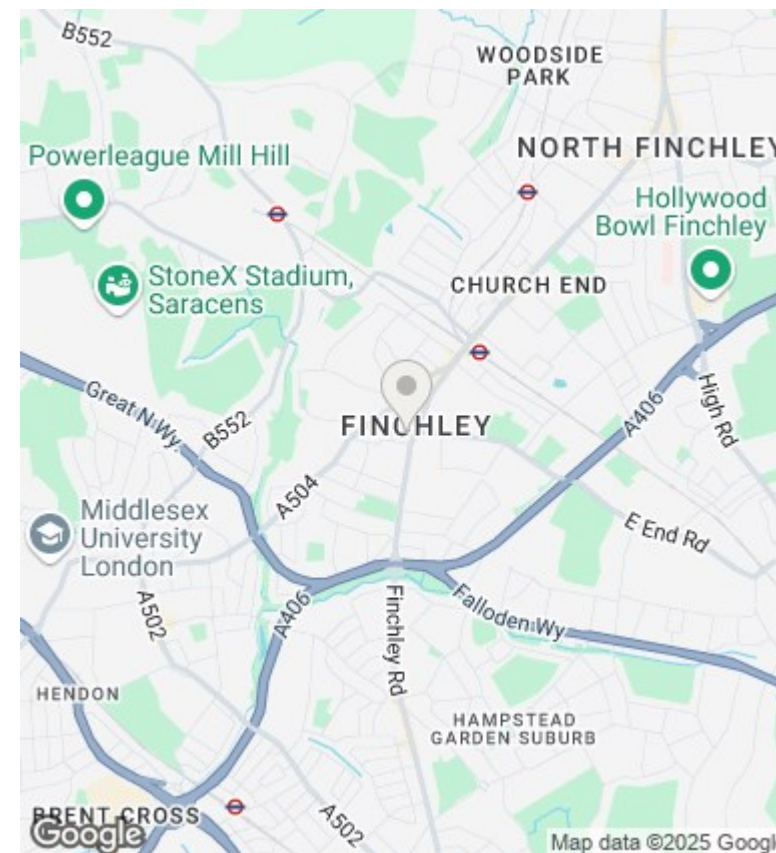
- Share of Freehold
- Private Balcony
- Great condition
- Communal garden
- Garage
- Double bedroom with great storage
- Ideal investment or first time buy!
- Parking
- NO CHAIN
- 675 sq. ft.

47 Englands Lane Belsize Park, London, NW3 4YD
+44 20 3300 3550

enquiries@charlesrowan.co.uk
www.charlesrowan.co.uk



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised



Directions

Regents Park Road in N3 is primarily a residential area. Embassy Lodge is situated within walking distance (around 8 minutes according to one listing) of Finchley Central Station. This offers excellent transport links via the Northern Line. The area around Finchley Central typically has a variety of shops, restaurants, and local amenities. Some listings mention "local shopping amenities" being close by.

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

C

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

75