

est 1979

Jeremy  
Leaf & Co.



Regents Park Road, London

Offers In Excess Of £300,000

- One Bedroom Flat
- High-spec Bathroom
- Long Lease - 991 Years
- Council Tax Band C
- Share of Freehold
- Open-plan Kitchen/Living Area
- 0.8 miles to Finchley Central Underground
- Service Charge £2000 p.a.
- Communal Gardens

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# Regents Park Road, London, N3 3AT

This bright and well-presented one-bedroom apartment is located in a secure 1930s Art Deco mansion block, close to the amenities and transport links of Finchley Central, Temple Fortune and the North Circular.

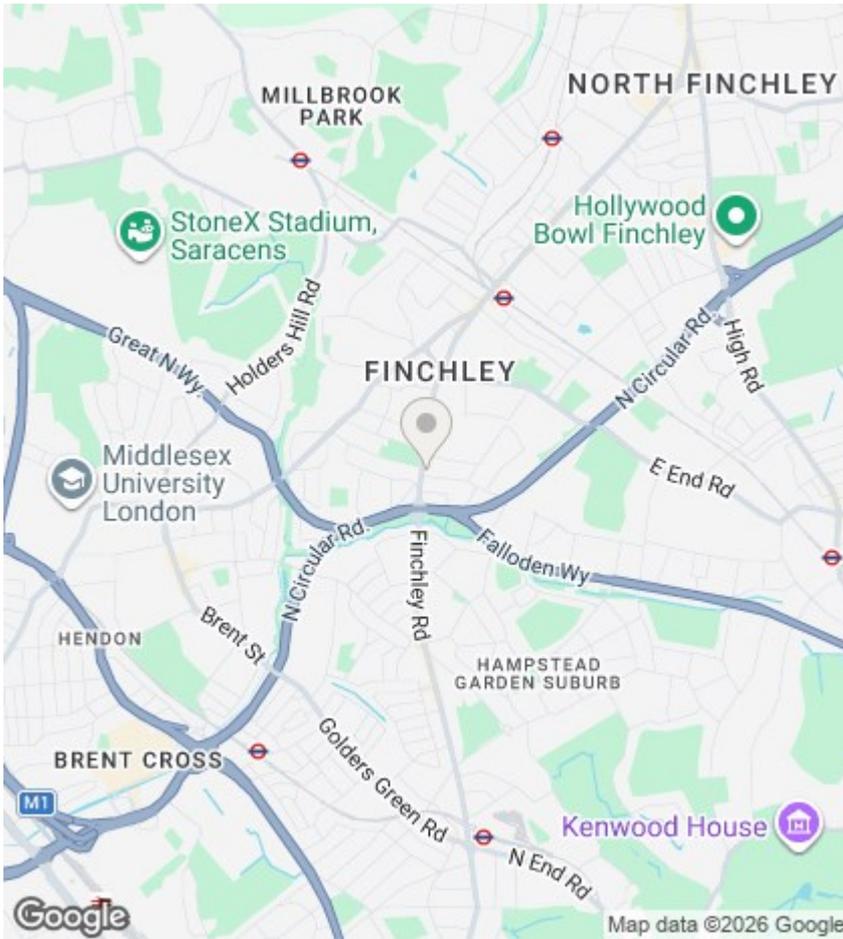
The property comprises an open plan kitchen/living area, double bedroom with fitted wardrobes and a well-appointed bathroom. The property is offered chain free with a long lease and share of freehold and would make an excellent first-time buy or rental investment.



Council Tax Band: C







## Directions

## Viewings

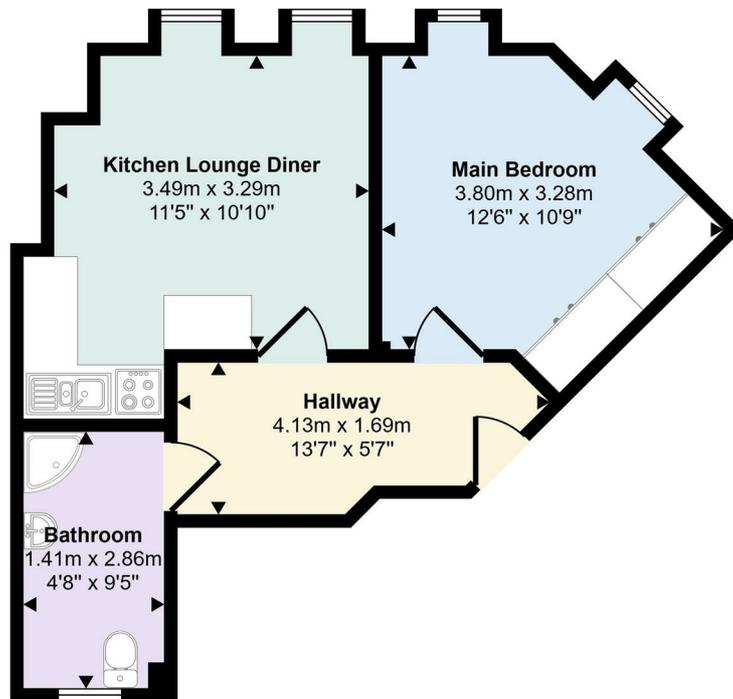
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

35 sq m / 376 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate