



REGAL HOUSE, NW11
£950,000 LEASEHOLD

A FABULOUS 3 BEDROOM FLAT WITH ITS OWN PRIVATE GARDEN

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

**3 BEDROOM | 2 BATHROOMS | LIFT | PRIVATE UNDERGROUND SECURITY
PARKING PRIVATE GARDEN | SEPARATE KITCHEN | SUPERB CONDITION
EPC: TBC | COUNCIL TAX BAND: G**



DESCRIPTION:

We are delighted to offer this exceptional 3-bedroom, 2-bathroom ground floor apartment with its own private garden.

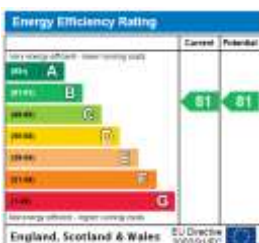
Regal house is a small development of just 8 luxurious apartments, built approximately 10 years ago to an extremely high standard. The block is well located on the Finchley Road, close to the junction with Ravenscroft Avenue, ideally situated both for access to Golders Green and Temple Fortune. Hampstead Garden Suburb and the Heath Extension are nearby, as are amenities throughout the local area.

Accommodation comprises 3 bedrooms, 2 bathrooms (1 en-suite) and to great advantage a separate kitchen/breakfast room complete with an island dining area. An amazing feature of this flat is a completely private approx. 40' x 30' South- West facing garden with patio, artificial grass, lawned area and landscaped borders. There is direct access to this from the living room and it is also overlooked from the kitchen window.

Beneath the block accessed by the lift is a secure reserved parking space for 1 car.

The flat at 1150 sq' (106.97 sqm) is extremely spacious, bright and light and is an ideal property either for a family or for downsizing from a large house. It retains all the benefits of a large entertaining space and of course that wonderful garden.

Both internally and externally, the property has been fabulously maintained and is in ready to move into condition. Viewing is highly recommended.



Tenure: Leasehold

Term: Expires - 24/03/2138

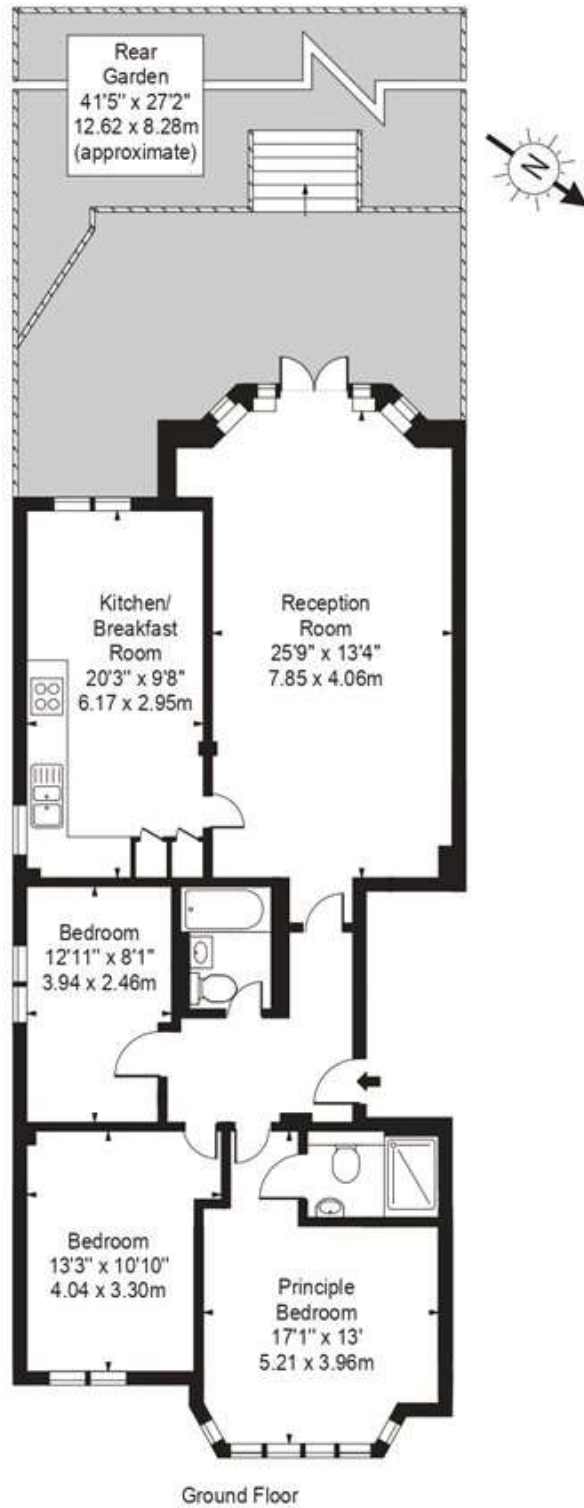
Service Charge: £2,909.58 (6 months)

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: G



Flat 1, 987-989 Finchley Road, NW11



Approx Gross Internal Area **1150 Sq Ft - 106.97 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.15352

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted, are approximate and should not be used to value a property or be the basis of any sale or let.