



**REGENTS PARK ROAD, LONDON, N3
£500,000 SHARE OF FREEHOLD**

**A TWO BEDROOM TWO BATHROOM FIRST
FLOOR APARTMENT SET IN A PRESTIGIOUS
RETIREMENT DEVELOPMENT**

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DESCRIPTION:

Ideally located on Regents Park Road, within easy access to transport and local shopping amenities, we are pleased to offer this well-presented first floor flat set in a prestigious development. With over 1000 sq.ft of living space, the property comprises a spacious reception room, fully fitted kitchen, master bedroom with en suite bathroom, second bedroom and family shower room. Further benefits include a private balcony, resident house manager, communal lounge, gymnasium, hairdresser salon, library, two lifts in block and a share of the freehold. Offered chain free. An internal viewing is highly recommended!

COUNCIL TAX : Band F

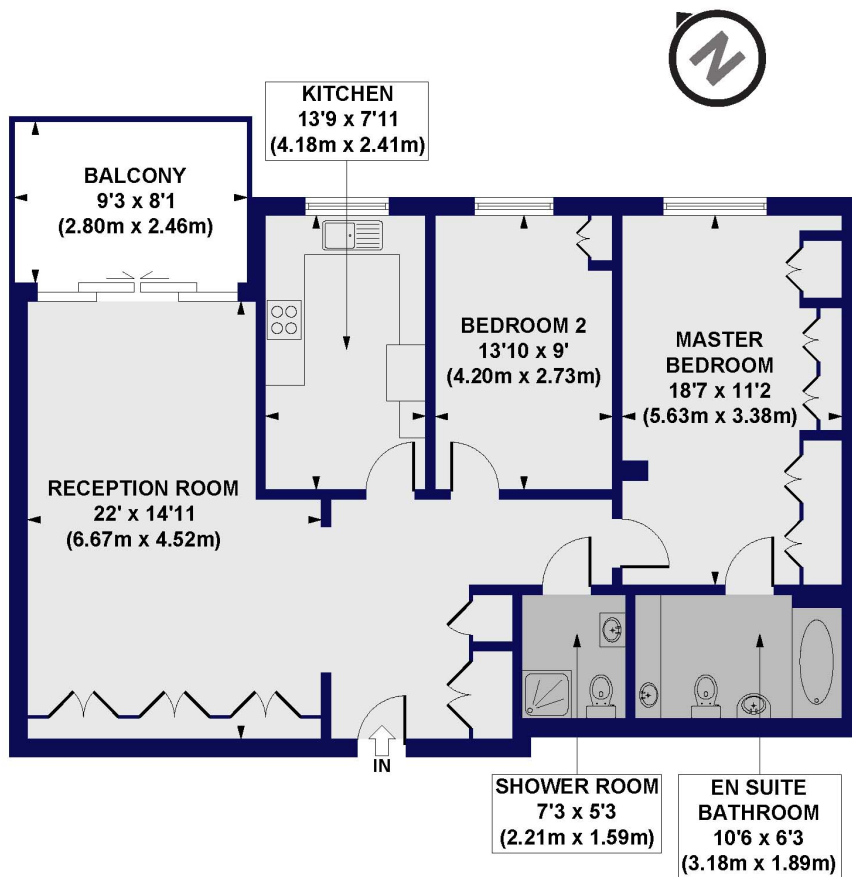
AT A GLANCE

- Prestigious Retirement Development
- House manager & communal facilities
- Lifts-in-block
- Over 1000 sq.ft of living space
- Two bedrooms
- En suite bathroom
- Family shower room
- Large reception room
- Private Balcony
- Share of the freehold





Regency House, Regents Park Road, N3
 Approx. Gross Internal Floor Area 1008 sq. ft / 93.66 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)	82	83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	