







Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ

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# Regents Park Road, Finchley Central, N3

## £375,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Top Floor Apartment (Third Floor)
- Chain Free
- Modern Kitchen
- Underfloor Heating
- Within Minutes' Walk To Shops, Amenities & Transport

### Nearest Stations

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

### Property Description

Conveniently situated within minutes' walk of local shops and amenities and falling within the catchment area for popular schools such as Akiva, this modern two bedroom apartment offers over 700 sq. ft of living space and easy access to Finchley Central Tube Station (Northern Line).

The property features a contemporary kitchen with integrated appliances, underfloor heating, balcony access, and a fully marble tiled effect bathroom with a Bluetooth connected shower. Recently modernised and offered chain free, this apartment is an excellent option for First Time Buyers or Buy To Let Investors.

The property showcases wooden floors, a fully rewired system, a new combi boiler, LED spot lighting & high quality fixtures.

To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

### Other Information

Tenure: Leasehold  
Length of Lease: 92 Years  
Ground Rent: £10.00 P/A  
Service Charge: £1750.00 P/A  
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

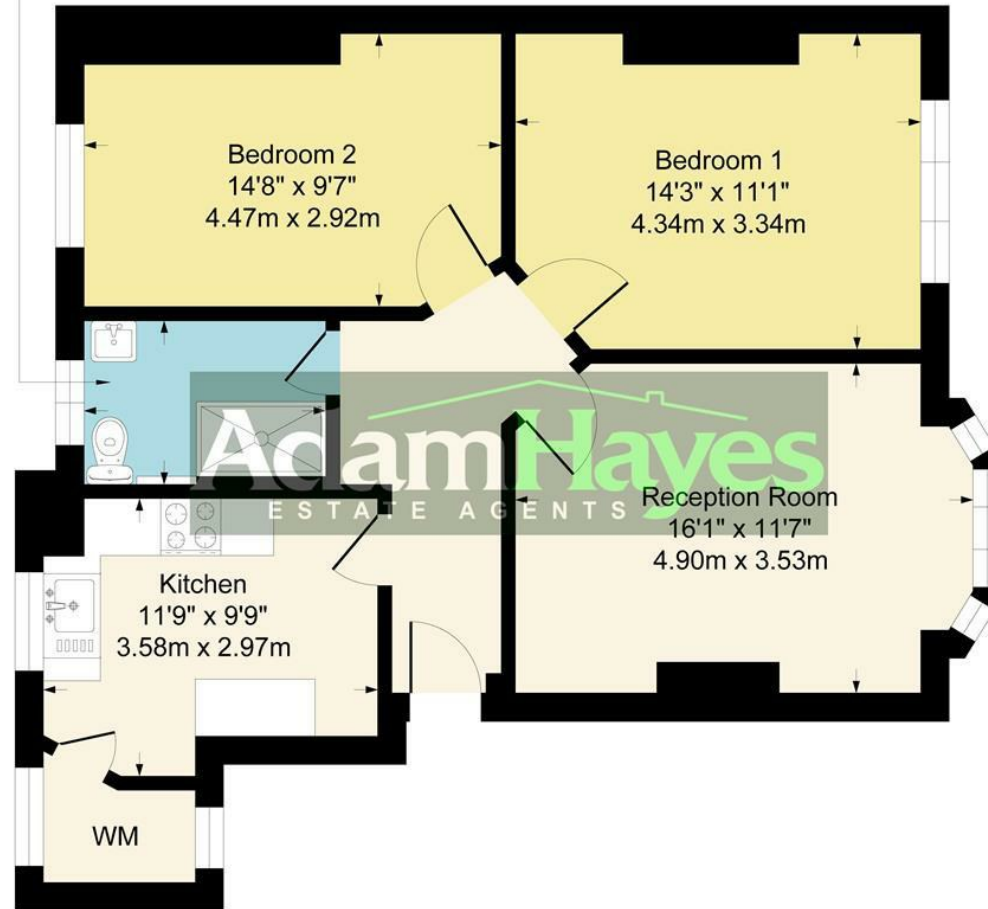
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**Approximate Gross Internal Area  
748 sq ft - 70 sq m**

Shower Room  
8'6" x 5'9"  
2.59m x 1.75m



**Second 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.