





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

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Regents Park Road, Finchley Central, N3

£1,600 PCM

1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- Brand New One Bed Flat
- Modern Open Plan Kitchen
- Modern Shower Room
- Wooden Flooring
- Double Glazing
- Fitted Wardrobes
- Amazing Location
- No Parking
- N.B: The property is owned by a connected person or company

### Other Information

Council Tax Band: New Build  
Length of Tenancy: Long Let  
Deposit: £1,845

### Nearest Stations

Finchley Central Station 0.7 miles  
West Finchley Station 1.3 miles  
Mill Hill East Station 1.2 miles



### Property Description

Presenting a brand-new spacious one-bedroom apartment in this excellent location just a short walk from Finchley Central Tube Station (Northern Line) and various shops and amenities. Recently refurbished to a high standard, this property features a bright, airy lounge with a sleek, modern open-plan kitchen equipped with integrated appliances. The apartment also offers a separate bedroom with fitted wardrobes, a stylish fully tiled shower room, and benefits from high ceilings, lots of natural light, wooden flooring throughout and double glazing. Located in this excellent area, this property is within easy reach of charming cafes, delightful restaurants, supermarkets, coffee shops, and the beautiful Victoria Park. Early viewings are highly recommended!

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	

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**Approximate Gross Internal Area**  
**399 sq ft - 37 sq m**



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.