



Regency Crescent, NW4

£450,000

Leasehold

Castles



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A delightful, first-floor, two double-bedroom apartment located within a desirable, tranquil setting. This bright and spacious home, measures approximately 880 sqft/81.8 sqm and further comprises, eat-in kitchen, reception onto own balcony, bathroom and en-suite to principal bedroom. Benefitting from own garage and communal gardens.

Ideally positioned, for an array of desired amenities including Hendon Golf course, Mill Hill East and Finchley Central underground stations.

Offered with no onward chain.

*Local Authority: Barnet
Council Tax band: F*

*Unexpired Lease Term: 90 Years
125 Years from 25 March 1990
Ground Rent: £100 P/A rising to £300 P/A
Service Charge: TBC*

*EPC Rating: C
Current: 77/C Potential: 83/B*

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York House, NW4

Approximate Gross Internal Area = 880 sq ft / 81.8 sq m
(Excluding Garage)

Garage = 143 sq ft / 13.3 sq m



An Overview of Finchley

Finchley is an area of north London, England, in the London Borough of Barnet. Finchley is on high ground, 11 km north of Charing Cross. It formed an ancient parish in the county of Middlesex, becoming a municipal borough in 1933, and has been part of Greater London since 1965. It is predominantly a residential suburb, with three town centres: North Finchley, East Finchley and Finchley Church End (Finchley Central). Finchley probably means "Finch's clearing" or "finches' clearing" in late Anglo-Saxon; the name was first recorded in the early 13th century.

Finchley is north of Charing Cross and 6 km south of Barnet. To the west is the Dollis valley formed by Dollis Brook the natural western boundary of Finchley. Mutton Brook forms the southern boundary, joining the Dollis Brook to become the River Brent. Most of Finchley is on boulder clay or glacial moraine, skirted by a layer of gravel, then the underlying layer of London clay. This roughly triangular gravel line was the most fertile area; hamlets which grew at the three corners evolved into Finchley's early population centres corresponding to the three town centres in the area:

Church End, often known as "Finchley Central" (particularly since the station was renamed), the area north and west of the North Circular Road, centred on Ballards Lane and Finchley Central tube station, and in postal area N3; **East Finchley**, roughly between Highgate and the North Circular Road, and in postal area N2; **North Finchley**, surrounding Tally-Ho corner, stretching west to the Northern line, in postcode district N12.

The residential areas of **West Finchley**, in postcode district N3, and Woodside Park, in postcode district N12, centre on their respective tube stations to the west of the area. Between East Finchley and Finchley Central is Long Lane, which runs parallel to the tube line and is dotted with small shopping parades.

Nearest stations: Finchley Central (0.3 mi), West Finchley (0.5 mi), Mill Hill East (0.7 mi)

Two of London's major roads, the east-west A406 North Circular Road and the north-south A1 meet and briefly merge at Henlys Corner at the southern edge of Finchley.

North Finchley bus station is a hub with nine bus routes using bus stops around Tally Ho Corner.

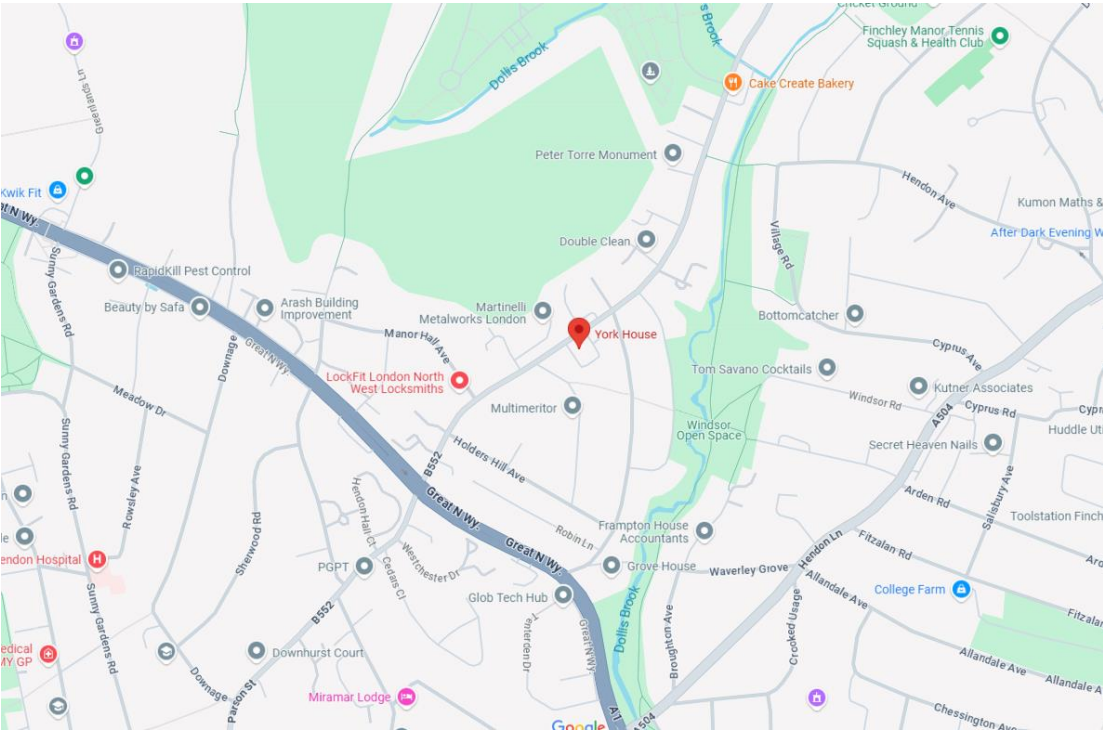
Education: The old Christ's College, now a secondary school. There are 17 primary schools in the district.

There are six secondary schools. Three are voluntary aided schools, all Catholic: Bishop Douglass Catholic, Finchley Catholic High and St Michael's Catholic Grammar. Two are community schools: Christ's College Finchley and The Compton. One is an academy, the 'Wren Academy', named after Sir Christopher Wren, and sponsored by the Church of England. There is also a special school, Oak Lodge Special. Woodhouse College in North Finchley, on the site of the old Woodhouse Grammar School, is one of two colleges in the borough.

Community Facilities: The artsdepot, a community arts centre including a gallery, studio and theatre, opened in 2004, at Tally Ho Corner, North Finchley.

Victoria Park is off Ballards Lane between North Finchley and Finchley Central. It was proposed in 1887 to mark Queen Victoria's golden jubilee and opened in 1902 to be Finchley's first public park. There is also a small nature reserve adjacent to the North Circular, Long Lane Pasture.

Avenue House in East End Road was built in 1859. In 1874 it was acquired by Henry Charles Stephens, known as "Inky" Stephens, the son of the inventor of indelible blue-black ink Dr Henry Stephens. On his death in 1918 he bequeathed the house and its grounds to "the people of Finchley". The estate is now known as Stephens House and Gardens. It has a small museum, the Stephens Collection, which covers the history of the Stephens Ink Company and the history of writing materials. The bequest also included Avenue House Grounds, designed by the leading nineteenth-century landscape gardener Robert Marnock. This has a tearoom, a children's playground, a walled garden called The Bothy, a pond and rare trees.



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